

## ARTICLE 6: DISTRICT REGULATIONS

Section	Page	Section	Page
600 RS-5A Single-Family Residential District. . . . .	6-1	627 OS – Open Space and Recreation District. . . . .	6-76
601 RS-70 Single-Family Residential District. . . . .	6-4	628 NF – National Forest District. . . . .	6-77
602 RS-36 Single-Family Residential District. . . . .	6-6	629 L – Lodging District. . . . .	6-78
603 RS-35 Single-Family Residential District. . . . .	6-8	630 T - Transitional Districts. . . . .	6-85
604 RS-18a Single-Family Residential District. . . . .	6-10	631 H - Historic District. . . . .	6-86
605 RS-18b Single-Family Residential District. . . . .	6-12	632 SU - Special Use District. . . . .	6-88
606 RS-12 Single-Family Residential District. . . . .	6-14		
607 RS-10a Single-Family Residential District. . . . .	6-16		
608 RS-10b Single-Family Residential District. . . . .	6-18		
609 RS-6 Single-Family Residential District. . . . .	6-20		
610 RMH-12 Mobile Home and Single-Family Residential District. . . . .	6-22		
611 RMH-10 Mobile Home and Single-Family Residential District. . . . .	6-24		
612 RMH-6 Mobile Home and Single-Family Residential District. . . . .	6-26		
613 RM-1 Medium Density Multifamily Residential District. . . . .	6-28		
614 RM-2 High Density Multifamily Residential District. . . . .	6-30		
615 RM-3 High Density Multifamily Residential District. . . . .	6-32		
616 MH Manufactured Home District . . . . .	6-34		
617 PRD – Planned Residential District. . . . .	6-37		
618 CN – Neighborhood Commercial District. . . . .	6-43		
619 OP – Office Professional District. . . . .	6-45		
620 C-1 General Commercial District. . . . .	6-48		
621 C-2 General Commercial District. . . . .	6-52		
622 C-3 Heavy Commercial/Light Manufacturing District. . . . .	6-57		
623 RC – Resort Commercial District. . . . .	6-60		
624 PD – Planned Development District. . . . .	6-65		
625 CF – Community Facilities District. . . . .	6-72		
626 P – Parking District. . . . .	6-74		

### **§ 600 RS-5A SINGLE-FAMILY RESIDENTIAL DISTRICT.**

**600.01 Purpose.** This district is intended to promote and preserve very low density single-family residential development. Very large lots are required to maintain low density. The principal land use is single-family dwellings and incidental or accessory uses.

**600.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### **A. Permitted uses and structures.**

1. One single-family dwelling or factory-built house, not including a mobile or manufactured home. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. The non-commercial keeping of farm animals, except swine and chickens, for the convenience and pleasure of the lot owner or occupant, subject to the following conditions:

a. A minimum of 1 acre is required for the maintenance of animals;

b. No more than 3 animals may be maintained on the first acre and up to 1 additional animal for each additional one-half acre;

## Sedona - Land Development Code

c. No such animal shall be kept closer than 100 feet to a residence occupied by other persons;

d. The keeping of all animals shall be subject to the regulation and conditions of the County Health Department and Animal Control Division.

3. Home occupation uses, subject to the requirements set forth in § 915.

4. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

5. Detached guest house or accessory living quarters subject to the following conditions.

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses.

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling.

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit.

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

6. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

7. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:

- a. Swimming pools in other than the front yard;
- b. Fences and freestanding walls;
- c. Appurtenant signs;

d. Quarters attached to the dwelling for servants and/or non-paying guests, excluding quarters with separate facilities for preparation of food;

e. The non-commercial keeping of household pets.

f. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Model homes.

4. Subdivision sales offices in permanent structures.

5. Day care and nursery schools.

6. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.

7. Religious institutions, columbariums, churches and places of worship, in permanent buildings.

8. Accessory uses and structures located on the same site as a conditional use, including recreation facilities accessory to religious or educational facilities.

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**600.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**600.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RS-5A District.

## District Regulations

A. Lot area. Each lot shall have a minimum lot area of 217,800 square feet (5 acres).

B. Lot dimensions.

1. All lots shall have a minimum width of 325 feet.

2. All lots shall have a minimum depth of 325 feet.

C. Density. Maximum dwelling units per acre: 1 unit per 5 acres.

D. Lot coverage. Maximum lot coverage shall not exceed 10% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 50 feet.

2. Interior side yard. There shall be an interior side yard of not less than 40 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 50 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 50 feet.

5. Separation between buildings. A building used for public or semi-public use shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.

O. Corral fencing. Corral fences are permitted subject to the requirements of Article 9.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 601 RS-70 SINGLE-FAMILY RESIDENTIAL DISTRICT.

**601.01 Purpose.** This district is intended to promote and preserve low density single-family residential development. Large lots are required to maintain low density. The principal land use is single-family dwellings and incidental or accessory uses.

**601.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling or factory-built house, not including a mobile or manufactured home. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. The noncommercial keeping of farm animals, except swine and chickens, for the convenience and pleasure of the lot owner or occupant, subject to the following conditions:

- a. A minimum of 1 acre is required for the maintenance of animals;
- b. No more than 3 animals may be maintained on the first acre and up to 1 additional animal for each additional one-half acre;
- c. No such animal shall be kept closer than 100 feet to a residence occupied by other persons;
- d. The keeping of all animals shall be subject to the regulation and conditions of the County Health Department and Animal Control Division.

3. Home occupation uses, subject to the requirements set forth in § 915.

4. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

5. Detached guest house or accessory living quarters subject to the following conditions.

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses.

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling.

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit.

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

6. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

7. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:

- a. Swimming pools in other than the front yard;
- b. Fences and freestanding walls;
- c. Appurtenant signs;
- d. Quarters attached to the dwelling for servants and/or non-paying guests, excluding quarters with separate facilities for preparation of food;
- e. The non-commercial keeping of household pets.
- f. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater, but not including public utility offices or repair or storage facilities.

## District Regulations

2. Parks and recreational facilities.
3. Model homes.
4. Subdivision sales offices in permanent structures.
5. Day care and nursery schools.
6. Religious institutions, columbariums, churches and places of worship in permanent buildings.
7. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.
8. Accessory uses and structures located on the same site as a conditional use, including recreational facilities accessory to religious or educational facilities.

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**601.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**601.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RS-70 District.

A. Lot area. Each lot shall have a minimum lot area of 70,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 200 feet.
2. All lots shall have a minimum depth of 200 feet.

C. Density. Maximum dwelling units per acre: 1 unit per 2 acres.

D. Lot coverage. Maximum lot coverage shall not exceed 15% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 50 feet.

2. Interior side yard. There shall be an interior side yard of not less than 25 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 30 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 50 feet.

5. Separation of businesses. A building used for public or semi-public use shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.

G. Distance between buildings. Shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.

O. Corral fencing. Corral fences are permitted subject to the requirements of Article 9.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 602 RS-36 SINGLE-FAMILY RESIDENTIAL DISTRICT.

**602.01 Purpose.** This district is intended to promote and preserve low density single-family residential development. The principal land use is single-family dwellings and incidental or accessory uses.

**602.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling or factory-built house not including a mobile or manufactured home. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. The non-commercial keeping of domestic farm animals, except swine and chickens, for the convenience and pleasure of the lot owner or occupant, subject to the following conditions:

a. A minimum of 1 acre of land shall be required for the maintenance of animals;

b. No more than 3 such animals may be maintained on the first acre and up to 1 additional animal for each additional one-half acre;

c. No such animal shall be kept closer than 100 feet to a residence occupied by other persons;

d. The keeping of all animals shall be subject to the regulation and conditions of the County Health Department and Animal Control Division.

3. Home occupation uses, subject to the requirements set forth in § 915.

4. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

5. Detached guest house or accessory living quarters subject to the following conditions:

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses;

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling;

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit;

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

6. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

7. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:

a. Swimming pools in other than the front yard;

b. The non-commercial keeping of household pets;

c. Fences and freestanding walls;

d. Quarters attached to the dwelling for servants and/or non-paying guests, excluding quarters with separate facilities for preparation of food.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Religious institutions, columbariums, churches and places of worship, in permanent buildings.

## District Regulations

4. Educational institutions, including private schools provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.

5. Model homes.

6. Subdivision sales offices.

7. Day care and nursery schools.

8. Accessory uses and structures located on the same site as a conditional use, including recreation facilities accessory to religious or educational institutions.

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**602.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**602.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RS-36 District.

A. Lot area. Each lot shall have a minimum lot area of 36,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 120 feet.

2. All lots shall have a minimum depth of 120 feet.

C. Density. Maximum dwelling units per acre: 1 unit per 1 acre.

D. Lot coverage. Maximum lot coverage shall not exceed 35% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 25 feet.

2. Interior side yard. There shall be an interior side yard of not less than 20 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 20 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 25 feet.

5. Separation of buildings. A building used for public or semi-public uses shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street unless permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.

O. Corral fencing. Corral fences are permitted subject to the requirements of Article 9.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 603 RS-35 SINGLE-FAMILY RESIDENTIAL DISTRICT.

**603.01 Purpose.** This district is intended to promote and preserve low density single-family residential development. The principal land use is single-family dwellings and incidental or accessory uses.

**603.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling or factory-built house not including a mobile or manufactured home. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. The noncommercial keeping of domestic farm animals, except swine and chickens, for the convenience and pleasure of the lot owner or occupant, subject to the following conditions:

a. A minimum of 1 acre of land shall be required for the maintenance of animals;

b. No more than 3 such animals may be maintained on the first acre and up to 1 additional animal for each additional one-half acre;

c. No such animal shall be kept closer than 100 feet to a residence occupied by other persons;

d. The keeping of all animals shall be subject to the regulation and conditions of the County Health Department and Animal Control Division.

3. Home occupation uses, subject to the requirements set forth in § 915.

4. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

5. Detached guest house or accessory living quarters, subject to the following conditions:

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses;

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling;

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit;

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

6. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

7. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:

a. Swimming pools in other than the front yard;

b. The noncommercial keeping of household pets;

c. Fences and freestanding walls;

d. Quarters attached to the dwelling for servants and/or non-paying guests, excluding quarters with separate facilities for preparation of food.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Religious institutions, columbariums, churches and places of worship, in permanent buildings.



## District Regulations

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.

5. Model homes.

6. Subdivision sales offices.

7. Day care and nursery schools.

8. Accessory uses and structures located on the same site as a conditional use, including recreation facilities accessory to religious or educational institutions.

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**603.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**603.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RS-35 District.

A. Lot area. Each lot shall have a minimum lot area of 35,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 145 feet.

2. All lots shall have a minimum depth of 145 feet.

C. Density. Maximum dwelling units per acre: 1 unit per 1 acre.

D. Lot coverage. Maximum lot coverage shall not exceed 15% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 40 feet.

2. Interior side yard. There shall be an interior side yard of not less than 20 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 20 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 40 feet.

5. Separation between buildings. A building used for public or semi-public uses shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street unless permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.

O. Corral fencing. Corral fences are permitted subject to the requirements of Article 9.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 604 RS-18a SINGLE-FAMILY RESIDENTIAL DISTRICT.

**604.01 Purpose.** This district is intended to promote and preserve low density single-family residential development. The principal land use is single-family dwellings and incidental or accessory uses.

**604.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling or factory-built house, not including a mobile or manufactured home. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. Home occupation uses subject to the requirements set forth in § 915.

3. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

4. Detached guest house or accessory living quarters subject to the following conditions:

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses;

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling;

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit;

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

5. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:

a. Swimming pools in other than the front yard;

b. The noncommercial keeping of household pets;

c. Fences and freestanding walls;

d. Quarters attached to the dwelling for servants and/or non-paying guests excluding quarters with separate facilities for preparation of food.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater, but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Religious institutions, columbariums, churches and places of worship, in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.

5. Model homes.

6. Subdivision sales offices in permanent structures.

7. Day care and nursery schools.

8. Accessory uses and structures located on the same site as a conditional use, including recreation facilities accessory to religious or educational institutions.

## District Regulations

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**604.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**604.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RS-18a District.

A. Lot area. Each lot shall have a minimum lot area of 18,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 100 feet.

2. All lots shall have a minimum depth of 100 feet.

C. Density. Maximum dwelling units per acre: 2 units per 1 acre.

D. Lot coverage. Maximum lot coverage shall not exceed 25% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 30 feet.

2. Interior side yard. There shall be an interior side yard of not less than 10 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 15 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 30 feet.

5. Separation between buildings. A building used for public or semi-public uses shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 605 RS-18b SINGLE-FAMILY RESIDENTIAL DISTRICT.

**605.01 Purpose.** This district is intended to promote and preserve low density single-family residential development. The principal land use is single-family dwellings and incidental or accessory uses.

**605.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling or factory-built house, not including a mobile or manufactured home. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. Home occupation uses subject to the requirements set forth in § 915.

3. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

4. Detached guest house or accessory living quarters subject to the following conditions:

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses;

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling;

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit;

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

5. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:

a. Swimming pools in other than the front yard;

b. The noncommercial keeping of household pets;

c. Fences and freestanding walls;

d. Quarters attached to the dwelling for servants and/or non-paying guests excluding quarters with separate facilities for preparation of food.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater, but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Religious institutions, columbariums, churches and places of worship, in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.

5. Model homes.

6. Subdivision sales offices in permanent structures.

7. Day care and nursery schools.

8. Accessory uses and structures located on the same site as a conditional use, including recreation facilities accessory to religious or educational institutions.

## District Regulations

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**605.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**605.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RS-18b District.

A. Lot area. Each lot shall have a minimum lot area of 18,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 100 feet.

2. All lots shall have a minimum depth of 100 feet.

C. Density. Maximum dwelling units per acre: 2 units per 1 acre.

D. Lot coverage. Maximum lot coverage shall not exceed 35% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 25 feet.

2. Interior side yard. There shall be an interior side yard of not less than 10 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 15 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 25 feet.

5. Distance between buildings. A building used for public or semi-public uses shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 606 RS-12 SINGLE-FAMILY RESIDENTIAL DISTRICT.

**606.01 Purpose.** This district is intended to promote and preserve medium density single-family residential development. The principal land use is single-family dwellings and incidental or accessory uses.

**606.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling or factory built house, not including a mobile or manufactured home. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. Home occupation uses subject to the requirements set forth in § 915.

3. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

4. Detached guest house or accessory living quarters subject to the following conditions:

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses;

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling;

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit;

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

5. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:

a. Swimming pools in other than the front yard;

b. The noncommercial keeping of household pets;

c. Fences and freestanding walls;

d. Quarters attached to the dwelling for servants and/or non-paying guests excluding quarters with separate facilities for preparation of food.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater, but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Religious institutions, columbariums, churches and places of worship, in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.

5. Model homes.

6. Subdivision sales offices in permanent structures.

7. Day care and nursery schools.

8. Accessory uses and structures located on the same site as a conditional use, including recreation facilities accessory to religious or educational institutions.

## District Regulations

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**606.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**606.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RS-12 District.

A. Lot area. Each lot shall have a minimum lot area of 12,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 90 feet.

2. All lots shall have a minimum depth of 90 feet.

C. Density. Maximum dwelling units per acre: 3 units per 1 acre.

D. Lot coverage. Maximum lot coverage shall not exceed 40% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 20 feet.

2. Interior side yard. There shall be an interior side yard of not less than 7 feet. On any interior lot lacking vehicular access to the rear yard, where a garage or carport is not attached to the principal building, 1 side yard must measure no less than 9 feet to provide rear access.

3. Exterior side yard. There shall be an exterior side yard of not less than 10 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 25 feet.

5. Separation between buildings. A building used for public or semi-public use shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 607 RS-10a SINGLE-FAMILY RESIDENTIAL DISTRICT.

**607.01 Purpose.** This district is intended to promote and preserve medium density single-family residential development. The principal land use is single-family dwellings and incidental or accessory uses.

**607.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling or factory built house, not including a mobile or manufactured home. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. Home occupation uses subject to the requirements set forth in § 915.

3. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

4. Detached guest house or accessory living quarters subject to the following conditions:

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses;

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling;

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit;

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

5. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:

a. Swimming pools in other than the front yard;

b. The non-commercial keeping of household pets;

c. Fences and freestanding walls;

d. Quarters attached to the dwelling for servants and/or non-paying guests excluding quarters with separate facilities for preparation of food.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Religious institutions, columbariums, churches and places of worship, in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.

5. Model homes.

6. Subdivision sales offices in permanent structures.

7. Day care and nursery schools.

8. Accessory uses and structures located on the same site as a conditional use, including recreation facilities accessory to religious or educational institutions.



## District Regulations

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**607.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**607.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RS-10a District.

A. Lot area. Each lot shall have a minimum lot area of 10,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 80 feet.

2. All lots shall have a minimum depth of 80 feet.

C. Density. Maximum dwelling units per acre: 4 units per 1 acre.

D. Lot coverage. Maximum lot coverage shall not exceed 40% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 20 feet.

2. Interior side yard. There shall be an interior side yard of not less than 7 feet. On any interior lot lacking vehicular access to the rear yard, where a garage or carport is not attached to the principal building, 1 side yard must measure no less than 9 feet to provide rear access.

3. Exterior side yard. There shall be an exterior side yard of not less than 10 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 25 feet.

5. Separation between buildings. A building used for public or semi-public uses shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 608 RS-10b SINGLE-FAMILY RESIDENTIAL DISTRICT.

**608.01 Purpose.** This district is intended to promote and preserve medium density single-family residential development. The principal land use is single-family dwellings and incidental or accessory uses.

**608.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling or factory built house, not including a mobile or manufactured home. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. Home occupation uses subject to the requirements set forth in § 915.

3. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

4. Detached guest house or accessory living quarters subject to the following conditions:

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses;

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling;

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit;

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

5. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:

a. Swimming pools in other than the front yard;

b. The non-commercial keeping of household pets;

c. Fences and freestanding walls;

d. Quarters attached to the dwelling for servants and/or non-paying guests excluding quarters with separate facilities for preparation of food.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Religious institutions, columbariums, churches and places of worship, in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.

5. Model homes.

6. Subdivision sales offices in permanent structures.

7. Day care and nursery schools.

8. Accessory uses and structures located on the same site as a conditional use, including recreation facilities accessory to religious or educational institutions.

## District Regulations

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**608.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**608.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RS-10b District.

A. Lot area. Each lot shall have a minimum lot area of 10,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 80 feet.

2. All lots shall have a minimum depth of 80 feet.

C. Density. Maximum dwelling units per acre: 4 units per 1 acre.

D. Lot coverage. Maximum lot coverage shall not exceed 40% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 20 feet.

2. Interior side yard. There shall be an interior side yard of not less than 10 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 10 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 20 feet.

5. Separation between buildings. A building used for public or semi-public uses shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 609 RS-6 SINGLE-FAMILY RESIDENTIAL DISTRICT.

**609.01 Purpose.** This district is intended to identify and preserve existing high density single-family residential areas. The principal land use is single-family dwellings and incidental or accessory uses.

**609.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling or factory built house, not including a mobile or manufactured home. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. Home occupation uses subject to the requirements as set forth in § 915.

3. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

4. Detached guest house or accessory living quarters, subject to the following conditions:

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses;

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling;

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit;

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

5. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:

a. Swimming pools in other than the front yard;

b. The noncommercial keeping of household pets;

c. Fences and freestanding walls;

d. Quarters attached to the dwelling for servants and/or non-paying guests excluding quarters with separate facilities for preparation of food.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Religious institutions, columbariums, churches and places of worship, in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.

5. Model homes.

6. Subdivision sales offices in permanent structures.

7. Day care and nursery schools.

8. Accessory uses and structures located on the same site as a conditional use, including recreation facilities accessory to religious or educational institutions.

## District Regulations

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**609.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**609.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RS-6 District.

A. Lot area. Each lot shall have a minimum lot area of 6,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 60 feet.

2. All lots shall have a minimum depth of 80 feet.

C. Density. Maximum dwelling units per acre: 6 units per 1 acre.

D. Lot coverage. Maximum lot coverage shall not exceed 40% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 20 feet.

2. Interior side yard. There shall be an interior side yard of not less than 5 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 10 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 20 feet.

5. Separation between buildings. A building used for public or semi-public uses shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 610 RMH-12 MOBILE HOME AND SINGLE-FAMILY RESIDENTIAL DISTRICT.

**610.01 Purpose.** This district is intended to provide and identify residential areas and developments where either conventionally-constructed single-family residences or mobile and manufactured homes may be located within the same subdivision, providing an opportunity for a greater range of housing styles for current and future residents.

**610.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described herein as set forth below shall be deemed prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling, including factory-built houses and mobile and manufactured homes. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. Home occupations uses subject to the requirements set forth in § 915.

3. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

4. Detached guest house or accessory living quarters, subject to the following conditions.

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses;

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling;

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit;

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

5. Public utility installations not exceeding 650 square feet, but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same lot as the principal uses and structures, including the following:

a. Quarters attached to the dwelling for servants and/or nonpaying guests, excluding quarters with separate facilities for preparation of food;

b. Swimming pools in other than the front yard;

c. The noncommercial keeping of household pets;

d. Fences and freestanding walls.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Religious institutions, columbariums, churches and places of worship in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.

5. Model homes.

6. Subdivision sales offices.

7. Day care and nursery schools.

8. Accessory uses and structures located on the same site as a conditional use, including recreation facilities accessory to religious or educational institutions.

C. Uses subject to temporary use permit. Any use prescribed in § 407.

## District Regulations

**610.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for all single-family uses, including mobile and manufactured homes, as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**610.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RMH-12 District.

A. Lot area. Each lot shall have a minimum lot area of 12,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 90 feet.

2. All lots shall have a minimum depth of 90 feet.

C. Density. Maximum dwelling units per acre: 3 units per 1 acre.

D. Lot coverage. Maximum lot coverage shall not exceed 40% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 20 feet.

2. Interior side yard. There shall be an interior side yard of not less than 7 feet. On any interior lot lacking vehicular access to the rear yard, where a garage or carport is not attached to the principal building, 1 side yard must measure no less than 9 feet to provide rear access.

3. Exterior side yard. There shall be an exterior side yard of not less than 10 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 25 feet.

5. Separation between buildings. A building used for public or semi-public use shall maintain a

minimum separation of 50 feet from any single-family dwelling (including mobile or manufactured homes) or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 611 RMH-10 MOBILE HOME AND SINGLE-FAMILY RESIDENTIAL DISTRICT.

**611.01 Purpose.** This district is intended to provide and identify residential areas and developments where either conventionally-constructed single-family residences or mobile and manufactured homes may be located within the same subdivision, providing an opportunity for a greater range of housing styles for current and future residents.

**611.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described as set forth below shall be deemed prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling, including factory-built houses and mobile and manufactured homes. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. Home occupation uses subject to the requirements as set forth in § 915.

3. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

4. Detached guest house or accessory living quarters, subject to the following conditions:

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses;

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling;

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit;

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

5. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same lot as the principal uses and structures and including the following.

a. Quarters attached to the dwelling for servants and/or non-paying guests excluding quarters with separate facilities for preparation of food;

b. Swimming pools in other than the front yard;

c. The non-commercial keeping of household pets;

d. Fences and freestanding walls.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Religious institutions, columbariums, churches and places of worship in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements as set forth in § 914.

5. Model homes.

6. Subdivision sales offices.

7. Accessory uses and structures located on the same site as a conditional use, including recreational facilities accessory to religious or educational institutions.

8. Day care and nursery schools.

C. Uses subject to temporary use permit. Those uses as prescribed in § 407.



## District Regulations

**611.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for all single-family uses, including mobile and manufactured homes, as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**611.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RMH-10 District.

A. Lot area. Each lot shall have a minimum lot area of 10,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 80 feet.

2. All lots shall have a minimum depth of 80 feet.

C. Density. Maximum dwelling units per acre: 4 units per 1 acre.

D. Lot coverage. Maximum lot coverage shall not exceed 40% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 20 feet.

2. Interior side yard. There shall be an interior side yard of not less than 7 feet. On any interior lot lacking vehicular access to the rear yard, where a garage or carport is not attached to the principal building, 1 side yard must measure no less than 9 feet to provide rear access.

3. Exterior side yard. There shall be an exterior side yard of not less than 10 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 25 feet.

5. Separation between buildings. A building used for public or semi-public use shall maintain a

minimum separation of 50 feet from any single-family dwelling (including mobile or manufactured homes) or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 612 RMH-6 MOBILE HOME AND SINGLE-FAMILY RESIDENTIAL DISTRICT.

**612.01 Purpose.** This district is intended to identify and preserve existing high density single-family residential areas where either conventionally- constructed single-family residences or mobile and manufactured homes may be located within the same subdivision, providing an opportunity for a greater range of housing styles for current and future residents.

**612.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described as set forth below shall be deemed prohibited and unlawful.

#### A. Permitted uses and structures.

1. One single-family dwelling, including factory-built houses and mobile and manufactured homes. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

2. Home occupation uses subject to the requirement set forth in § 915.

3. Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit. A permit must be obtained prior to occupancy of the temporary housing.

4. Detached guest house or accessory living quarters, subject to the following conditions:

a. Guest house shall be architecturally treated in the same or compatible manner as the single-family dwelling. Mobile and manufactured homes, travel trailers and recreational vehicles shall not be used as guest houses;

b. Guest houses shall contain no kitchen facilities and shall be connected to the same utility services as the single-family dwelling;

c. Guest houses shall not be rented or used for purposes of supplemental income or used as a separate dwelling unit;

d. Detached guest houses must observe the same setbacks or yards required for the single-family dwelling.

5. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same lot as the principal uses and structures and including the following:

a. Quarters attached to the dwelling for servants and/or non-paying guests excluding quarters with separate facilities for preparation of food;

b. Swimming pools in other than the front yard;

c. The non-commercial keeping of household pets;

d. Fences and freestanding walls.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including public utility offices or repair or storage facilities.

2. Parks and recreational facilities.

3. Religious institutions, columbariums, churches and places of worship in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in § 914.

5. Model homes.

6. Subdivision sales offices.

7. Accessory uses and structures located on the same site as a conditional use including recreational facilities accessory to religious or educational institutions.

8. Day care and nursery schools.

## District Regulations

C. Uses subject to temporary use permit. Those uses as prescribed in § 407.

**612.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for all single-family uses, including mobile and manufactured homes, as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**612.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RMH-6 District.

A. Lot area. Each lot shall have a minimum lot area of 6,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 60 feet.

2. All lots shall have a minimum depth of 80 feet.

C. Density. Maximum dwelling units per acre: 6 units per 1 acre.

D. Lot coverage. Maximum lot coverage shall not exceed 40% of the net lot area.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 20 feet.

2. Interior side yard. There shall be an interior side yard of not less than 5 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 10 feet where a yard abuts a street.

4. Rear yard. There shall be a rear yard of not less than 20 feet.

5. Separation between buildings. A building used for public or semi-public use shall maintain a

minimum separation of 50 feet from any single-family dwelling (including mobile or manufactured homes) or accessory building.

F. Access. All lots shall have vehicular access on a dedicated street, unless other permanent vehicular access has been approved by the Director.

G. Distance between buildings. Distance between buildings shall be not less than 10 feet.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

N. Signs. Signs shall comply with the provisions of Article 11.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 613 RM-1 MEDIUM DENSITY MULTIFAMILY RESIDENTIAL DISTRICT.

**613.01 Purpose.** This district is intended to provide for the development of medium density apartments, condominiums, townhouses and other group dwellings, with provisions for adequate light, air, open space and landscaped areas. The principal land use is medium density, multi-family residential and incidental or accessory uses. Only additional uses that are complimentary to and can exist in harmony with such residential uses are permitted.

**613.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. Multiple dwelling units and apartments. Rentals of dwelling units for periods of less than 30 consecutive days is prohibited.

2. Boarding Houses.

3. Single-family dwellings. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

4. Home occupation uses subject to the requirement set forth in § 915.

5. Public utility installations not exceeding 650 square feet, but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same site as a permitted use and structure, including the following:

a. Swimming pools in other than the front yard;

b. Fences and freestanding walls;

c. Appurtenant signs;

d. Parking facilities to meet no less than the minimum requirement provided in Article 9.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Dormitories.

2. Day care and nursery schools.

3. Religious institutions, columbariums, churches and places of worship in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in § 914.

5. Parks and recreational facilities.

6. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including business office or repair or storage facilities.

7. Bed and breakfast establishments subject to the following:

a. There shall be a maximum of 6 guest units;

b. The same regulations and development standards applicable to hotel and motel establishments shall apply;

c. Primary access to guest rooms shall only be allowed through the main entrance of the building.

8. Accessory uses and structures located on the same site as a conditional use, including recreational facilities accessory to religious or educational buildings.

#### C. Uses subject to temporary use permit. As listed in § 407.

D. Restricted uses. Mobile or manufactured homes may not be used as a main or guest dwelling or accessory living quarters.

E. Conversion to Lodging Uses. Any permitted use converting to a hotel, motel, timeshare or similar

## District Regulations

lodging use that has more than 6 guest units, is subject to rezoning regulations as set forth in § 629 L (Lodging) District.

**613.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permit shall be obtained as outlined in § 402 and temporary use permit shall be obtained as outlined in § 407.

**613.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RM-1 District:

A. Lot area. Each lot shall have a minimum lot area of 10,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 80 feet.

2. All lots shall have a minimal depth of 80 feet.

C. Density. There shall not be more than 8 dwelling units per acre or 2 dwelling units for individual lots 10,000 to 15,000 square feet in size, 3 dwelling units for individual lots 15,000 to 20,000 square feet in size, and 4 dwelling units for individual lots 20,000 to 27,225 square feet in size.

D. Lot coverage. Maximum lot coverage shall not exceed 40% of the net lot area for individual lots less than 20,000 square feet in size and 25% of the net lot area for properties 20,000 square feet or greater in size.

E. Floor area ratio. The maximum floor area ratio (F.A.R.) shall not exceed 0.50.

F. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 20 feet.

2. Interior side yard. There shall be an interior side yard of not less than 10 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 10 feet where a parcel abuts a street.

4. Rear yard. There shall be a rear yard of not less than 25 feet.

5. Separation of buildings. A building used for public or semi-public uses shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

G. Access. All lots shall have frontage on and vehicular access from a dedicated street, unless other frontage and/or means of permanent vehicle access has been approved by the Director.

H. Distance between buildings. There shall not be less than 10 feet between an accessory building and a main building or between 2 buildings.

I. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

M. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

N. Landscaping. The landscaping provisions of Article 9 shall apply.

O. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

P. Signs. Signs shall comply with the provisions of Article 11.

Q. Design standards. The provisions of Article 10 shall apply as administered through the development review process of Article 4.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 614 RM-2 HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT.

**614.01 Purpose.** This district is intended to provide for the development of high density apartments, condominium, townhouse and other group dwellings, with provisions for adequate light, air, open space and landscaped areas. The principal land use is high density, multi-family residential and incidental or accessory uses. Only additional uses that are complimentary to and can exist in harmony with such residential uses are permitted.

**614.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. Multiple dwelling units and apartments. Rentals of dwelling units for periods of less than 30 consecutive days is prohibited.

2. Boarding houses.

3. Single-family dwellings. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

4. Home occupation uses subject to the requirements set forth in § 915.

5. Public utility installations not exceeding 650 square feet, but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same site as a permitted use and structure, including the following:

a. Swimming pools in other than the front yard;

b. Fences and freestanding walls;

c. Appurtenant signs;

d. Parking facilities to meet no less than the minimum requirement provided in Article 9.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Dormitories.

2. Day care and nursery schools.

3. Religious institutions, columbariums, churches and places of worship in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in § 914.

5. Parks and recreational facilities.

6. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including business office or repair or storage facilities.

7. Bed and breakfast establishments subject to the following:

a. There shall be a maximum of 6 guest units;

b. The same regulations and development standards applicable to hotel and motel establishments shall apply;

c. Primary access to guest rooms shall only be allowed through the main entrance of the building.

8. Accessory uses and structures located on the same site as a conditional use, including recreational facilities accessory to religious or educational buildings.

C. Temporary use permit. Uses subject to temporary use permit shall be as listed in § 407.

D. Restricted uses. Mobile or manufactured homes may not be used as a main or guest dwelling or accessory living quarters.

## District Regulations

E. Conversion to Lodging Uses. Any permitted use converting to a hotel, motel, timeshare or similar lodging use that has more than 6 guest units, is subject to rezoning regulations as set forth in § 629 L (Lodging) District.

**614.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permit shall be obtained as outlined in § 402 and temporary use permit shall be obtained as outlined in § 407.

**614.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RM-2 District.

A. Lot area. Each lot shall have a minimum lot area of 21,780 square feet or one-half acre.

B. Lot dimensions.

1. All lots shall have a minimum width of 100 feet.

2. All lots shall have a minimal depth of 100 feet.

C. Density. There shall not be more than 12 dwelling units per acre.

D. Lot coverage. Maximum lot coverage shall not exceed 25% of the net lot area.

E. Floor area ratio. The maximum floor area ratio (F.A.R.) shall not exceed 0.50.

F. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 20 feet.

2. Interior side yard. There shall be an interior side yard of not less than 10 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 15 feet where a parcel abuts a street.

4. Rear yard. There shall be a rear yard of not less than 25 feet.

5. Separation between buildings. A building used for public or semi-public uses shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

G. Access. All lots shall have frontage on and vehicular access from a dedicated street, unless other frontage and/or means of permanent vehicle access has been approved by the Director.

H. Distance between buildings. There shall not be less than 10 feet between an accessory building and a main building or between buildings.

I. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

M. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

N. Landscaping. The landscaping provisions of Article 9 shall apply.

O. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

P. Signs. Signs shall comply with the provisions of Article 11.

Q. Design standards. The provisions of Article 10 shall apply as administered through the development review process of Article 4.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 615 RM-3 HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT.

**615.01 Purpose.** This district is intended to provide for the development of high density apartments, condominium, townhouse and other group dwellings, with provisions for adequate light, air, open space and landscaped areas. The principal land use is high density, multi-family residential and incidental or accessory uses. Only additional uses that are complimentary to and can exist in harmony with such residential uses are permitted.

**615.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

#### A. Permitted uses and structures.

1. Multiple dwelling units and apartments. Rentals of dwelling units for periods of less than 30 consecutive days is prohibited.

2. Boarding houses.

3. Single-family dwellings. Rentals of single-family dwellings for periods of less than 30 consecutive days is prohibited.

4. Home occupation uses subject to the requirements set forth in § 915.

5. Public utility installations not exceeding 650 square feet, but not including public utility offices, water tanks, or repair or storage facilities.

6. Accessory uses and structures located on the same site as a permitted use and structure, including the following:

a. Swimming pools in other than the front yard;

b. Fences and freestanding walls;

c. Appurtenant signs;

d. Parking facilities to meet no less than the minimum requirement provided in Article 9.

e. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

#### B. Uses subject to conditional use permit.

1. Dormitories.

2. Day care and nursery schools.

3. Religious institutions, columbariums, churches and places of worship in permanent buildings.

4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in § 914.

5. Parks and recreational facilities.

6. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including business office or repair or storage facilities.

7. Bed and breakfast establishments subject to the following:

a. There shall be a maximum of 6 guest units;

b. The same regulations and development standards applicable to hotel and motel establishments shall apply;

c. Primary access to guest rooms shall only be allowed through the main entrance of the building.

8. Accessory uses and structures located on the same site as a conditional use, including recreational facilities accessory to religious or educational buildings.

C. Temporary use permits. Uses subject to a temporary use permit shall be as listed in § 407.

D. Restricted uses. Mobile or manufactured homes may not be used as a main or guest dwelling or accessory living quarters.

E. Conversion to Lodging Uses. Any permitted use converting to a hotel, motel, timeshare or similar



## District Regulations

lodging use that has more than 6 guest units, is subject to rezoning regulations as set forth in § 629 L (Lodging) District.

**615.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, single-family residential review is required for single-family uses as outlined in § 403. For all uses other than single-family residential, development review approval shall be obtained as outlined in § 401. Where required, conditional use permit shall be obtained as outlined in § 402 and temporary use permit shall be obtained as outlined in § 407.

**615.04 Property Development Standards.** The following property development standards shall apply to all land and buildings permitted in the RM-3 District.

A. Lot area. Each lot shall have a minimum lot area of 21,780 square feet or one-half acre.

B. Lot dimensions.

1. All lots shall have a minimum width of 100 feet.

2. All lots shall have a minimal depth of 100 feet.

C. Density. There shall not be more than 20 dwelling units per acre.

D. Lot coverage. Maximum lot coverage shall not exceed 25% of the net lot area.

E. Floor area ratio. The maximum floor area ratio (F.A.R.) shall not exceed 0.50.

F. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 20 feet.

2. Interior side yard. There shall be an interior side yard of not less than 10 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 15 feet where a parcel abuts a street.

4. Rear yard. There shall be a rear yard of not less than 25 feet.

5. Separation between buildings. A building used for public or semi-public uses shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building.

G. Access. All lots shall have frontage on and vehicular access from a dedicated street, unless other frontage and/or means of permanent vehicle access has been approved by the Director.

H. Distance between buildings. There shall not be less than 10 feet between an accessory building and a main building or between buildings.

I. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

M. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

N. Landscaping. The landscaping provisions of Article 9 shall apply.

O. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

P. Signs. Signs shall comply with the provisions of Article 11.

Q. Design standards. The provisions of Article 10 shall apply as administered through the development review process of Article 4.  
(Am. Ord. 2006-02, passed 1-10-2006)

## Sedona - Land Development Code

### § 616 MH MANUFACTURED HOME DISTRICT.

**616.01 Purpose.** This district is intended for the exclusive development of mobile home parks for the placement of mobile and manufactured homes for residential use. All mobile home parks built after the effective date of this Code shall be developed in accordance with the provisions of this section.

**616.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for mobile home parks. All other uses not specifically listed or determined to be similar to those described as set forth below shall be deemed prohibited and unlawful.

A. Permitted uses and structures.

1. Parking of residential manufactured and mobile homes. Rentals of manufactured and mobile homes for periods of less than 30 consecutive days is prohibited.

2. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.

3. Accessory uses and structures located on the same parcel as the principal uses and structures, including the following:

- a. Swimming pools;
- b. Recreational buildings;
- c. Accessory buildings;
- d. Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

4. Home occupations, subject to the requirements set forth in § 915.

B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including public utility offices, repair or storage facilities.

2. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in § 914.

C. Uses subject to a temporary use permit.  
Any use prescribed in § 407.

### 616.03 Approvals Required.

A. Building permit. A building permit is required for the establishment of a mobile or manufactured home within a mobile home park. Prior to the construction of physical improvements and the issuance of building permits, Council approval of rezoning shall be obtained as outlined in § 400 and single-family residential review is required for mobile or manufactured homes as outlined in § 403. For all other uses, development review approval shall be obtained as outlined in § 401. Conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

B. Application requirements. All manufactured home rezoning applications are considered as conditional rezoning applications as specified in § 400. In addition to the application submittal requirements established in § 400.03, an application for the establishment of a Manufactured Home District shall include a development plan, including the location, design, and configuration of the following:

1. Each mobile or manufactured home space and all accessory uses and buildings;
2. Access drives, sidewalks, parking spaces;
3. Walls and fences;
4. Lighting and signs;
5. Drainage and sanitary sewer facilities;
6. Electrical, water service and other utilities;
7. Fire protection and refuse collection facilities;
8. Landscaping Plan;
9. Water and drainage reports prepared by a registered professional engineer shall be submitted with

## District Regulations

the application. A report on the proposed waste water system prepared by a registered sanitary engineer shall also be submitted.

C. Adoption of development plans and maps.

Prior to other required approvals and the issuance of building permits, the development plans and maps submitted with the application shall be approved and adopted by the Council and included in the ordinance establishing the MH District.

D. Amendments to the development plans.

All development within the MH District shall comply substantially with the development plans as approved and adopted by the Council. Any amendments to the approved development plans shall be accomplished in the same manner as the original rezoning application.

E. Pre-existing manufactured or mobile home parks.

A pre-existing mobile home park shall not be deemed non-conforming by reason of failure to meet the minimum requirements prescribed by this section, provided that the regulations of this section are followed in the remodeling, enlargement or expansion of an existing mobile home park, and provided that a pre-existing mobile home park on a site less than 2 acres is not further reduced in area.

F. Mobile or manufactured home park subdivision.

The division of land for the establishment of a manufactured or mobile home subdivision shall comply with all of the requirements of this section and the Subdivision Regulations and Land Divisions of Article 7.

**616.04 Property Development Standards.** The following regulations shall apply to the site of a mobile home park. Additional regulations may be specified as conditions of approval by the Commission for the establishment of an MH District.

A. Site area.

Each parcel of land used for a mobile home park shall have a minimum site area of 2 acres.

B. Density.

There shall be no more than 10 units per acre.

C. Yards.

1. Front yard.

There shall be a front yard having a depth of not less than 20 feet adjoining a street.

2. Interior side yard.

There shall be an interior side yard of not less than 15 feet adjoining an interior lot line.

3. Exterior side yard.

There shall be an exterior side yard of not less than 20 feet where a yard abuts a street.

4. Rear yard.

There shall be a rear yard of not less than 20 feet.

5. Separation between buildings.

A building used for public or semi-public use shall maintain a minimum separation of 50 feet from any mobile or manufactured home.

D. Site area - open space and recreation area.

At least 10% of the total site area shall be utilized for recreation, natural area or other open space.

E. Interior site development standards.

The following requirements shall apply to development of mobile or manufactured home spaces and to facilities within a mobile home park. Additional requirements may be specified as conditions of development review or as conditions of approval of the establishment of an MH District:

1. Manufactured or mobile home space.

Each space shall have at least 40 feet of width adjoining an access drive. Each space shall have dimensions capable of accommodating a rectangle with minimum dimensions of 45 by 65 feet.

2. Manufactured or mobile home placement.

A minimum separation of 10 feet shall be maintained between manufactured or mobile homes, including accessory structures.

3. Access drives.

All mobile or manufactured home access drives within a mobile home park shall have at least 24 feet of pavement width, exclusive of adjoining parking areas, and shall be constructed to city standards.

4. Sidewalks.

Sidewalks shall be provided to serve each mobile or manufactured home space and to serve all central or common facilities within the mobile home park. Sidewalks need not adjoin access drives.

5. Minimum size manufactured or mobile home.

The minimum size for a manufactured or mobile home established within a mobile home park shall be 12 feet by 50 feet.

## Sedona - Land Development Code

### 6. Accessory buildings and uses.

Accessory buildings and uses serving the entire mobile home park, including recreation facilities, laundry areas, mobile home park offices and maintenance or storage buildings shall be located at least 50 feet from the boundary of the mobile home park site. All exterior maintenance or storage areas shall be enclosed by a 6 foot masonry wall.

7. Skirting. Skirting shall be required for each mobile or manufactured home and shall be complimentary to the design and coloration of the mobile or manufactured home.

8. Cabanas. A cabana may be attached to a mobile or manufactured home providing that the cabana is complimentary to the design and coloration of the mobile or manufactured home.

F. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9. Screening shall be provided around the entire site of a mobile home park. Where a required yard adjoins a street, screening shall be located at the rear of the required yard. Required yards shall be landscaped.

G. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

H. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

I. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

J. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

### K. Landscaping.

1. All required landscaping shall be permanently maintained in a neat and orderly condition.

2. All required landscaping shall comply with the requirements of Article 9.

L. Off-street parking. The provisions of Article 9 shall apply.

1. Parking. Two on-site parking spaces shall be provided for each mobile or manufactured home space.

2. Guest parking. Guest parking or recreational vehicle storage areas shall be provided as required by the Commission.

M. Signs. The provisions of Article 11 shall apply.  
(Am. Ord. 2006-02, passed 1-10-2006; Am. Ord. 2009-15, passed 10-13-2009)

## District Regulations

### § 617 PRD - PLANNED RESIDENTIAL DEVELOPMENT DISTRICT.

#### 617.01 Purpose.

A. Planned Residential Development District regulations are intended to facilitate development of a parcel of land for residential use by permitting greater flexibility and, consequently, more creative and imaginative designs for the development of residential areas than generally is possible under conventional zoning or subdivision regulations.

B. These regulations are further intended to promote more economical and efficient use of the land, while providing a harmonious variety of housing choices, a higher level of urban amenities and preservation of natural and scenic qualities of open space.

#### 617.02 Applicability.

A. For purposes of these regulations, a Planned Residential Development shall apply to:

1. Land under a unified control, to be planned and developed as whole;
2. A single development operation or a definitely programmed series of development operations, including all lands and buildings;
3. Principal and accessory structures and uses substantially related to the character and purposes of the District.

B. A Planned Residential Development shall:

1. Be developed according to comprehensive and detailed plans that include not only streets, utilities, lots or building sites and the like but also site and floor plans for all buildings as intended to be located, constructed, used and related to each other and detailed plans for other uses and improvements on the land which relate to the buildings; and
2. Include a program for provision, operation, and maintenance of the area, facilities, and improvements for common use by some or all of the occupants or visitors to the District, but which will not be provided, operated or maintained at general public expense.

#### 617.03 Use Regulations.

##### A. Permitted uses and structures.

1. Planned Residential Developments, including single-family, 2-family and multi-family dwellings, whether detached, semi-detached or attached. Rentals of dwelling units for periods of less than 30 consecutive days is prohibited.

2. Parks and playgrounds; riding and hiking trails, as designated on approved plans.

3. Recreational buildings, structures and facilities, as designated on approved plans.

4. Clubhouses, community centers and similar uses, as designated on approved plans, provided all such uses are designed for and limited to use by residents of the planned residential development and their guests.

5. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in § 914.

6. Public utility and public service substations, pumping plants and similar installations not exceeding 650 square feet and not including public utility offices, water tanks, or repair or storage facilities.

7. Home occupations subject to the requirements set forth in § 915.

8. Accessory uses: Columbariums in association with an established religious institution, church or place of worship, as determined by the Director.

##### B. Uses subject to a conditional use permit.

1. Model homes.
2. Subdivision sales offices in permanent structures.
3. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater, but not including public utility offices or repair or storage facilities.
4. Religious institution.

## Sedona - Land Development Code

C. Uses subject to temporary use permit. Any use as prescribed in § 407.

D. Conversion to Lodging Uses. Any permitted use converting to a hotel, motel, timeshare or similar lodging use that has more than 6 guest units is subject to rezoning regulations as set forth in § 629 L (Lodging) District.

### **617.04 Approvals Required.**

A. Prior to the construction of physical improvements and the issuance of building permits, Council approval of rezoning shall be obtained as specified in § 400 and single-family residential review is required for single-family uses as outlined in § 403. Where required, development review approval shall be obtained as specified in § 401, conditional use permits shall be obtained as specified in § 402, and temporary use permits as specified in § 407.

B. All Planned Residential Development rezoning applications are subject to the provisions of § 400 and are considered as conditional rezoning applications as specified in § 400. In addition to the application submittal requirements set forth in § 400, all Planned Residential Development rezoning applications shall include the following:

1. A written report shall accompany the submittal in which the applicant should describe the overall project and explain and discuss the intent of the development proposal with specific reference to the following general issues:

a. Overall design rationale and principles of the layout with specific reference to roads and internal circulation;

b. Compatibility with surrounding land uses;

c. Anticipated environmental, visual, traffic, drainage or other impacts on the community; and

d. Any other specific area or issue requiring further explanation to assist the Director in his evaluation of the proposal.

2. Name, address and telephone number of record owner of property and of the applicant if not the record owner.

3. Scale (written and bar graph), north point and date of preparation for all plans/ maps, including dates of any subsequent revision.

4. A boundary survey map of the property.

5. A topographic map with a minimum 2-foot contour, or at such other intervals as approved by the Director.

6. A map (at a minimum scale of 1":10' for that portion of the lot within 30 feet of the building or structure) identifying the following, as applicable:

a. All trees over 2" DBH, indicating canopy size and species, and indicating those trees to be removed; and

b. All natural topographic features such as watercourses, rock outcrops, native vegetation and trees; and

c. A map identifying areas of existing man-made scarring and, if proposed, a restoration program.

7. In areas with a slope greater than 30%, a soil and geology report identifying areas of unstable slopes, but only if actual construction will occur in the 30+ % slope areas.

8. A context map which clearly portrays any unusual visual features on or within 500 feet of the site. This presentation may include such materials, at the applicant's option, as slides, photographs, cross sections, maps, computer simulations, perspectives or models.

9. A circulation plan map delineating the location, classification, names and widths of all major public or private streets and rights-of-way, pedestrian ways, trails and bikeways within 500 feet of the property boundary, as well as the names of adjacent subdivisions or tracts.

10. A plan showing the proposed configuration, size in acres, number of residential units and/or lots, the square footage of non-residential proposed buildings and underlying zoning categories for each use.

11. A development phasing map and proposed timing schedule delineating the configuration, size in acres and general sequence of development and dedication.

## District Regulations

12. A general development site plan drawn to a scale of not less than 100 feet to the inch, with at least the following details shown to scale and dimensioned:

a. Location of each existing and proposed structure in the development area, their uses or uses, the number of stories, the gross building and floor areas and approximate location of entrances and loading points;

b. All streets, curb cuts, driving lanes, parking areas, loading areas, public transportation points and related illumination facilities, including a complete lighting plan;

c. All pedestrian walks, malls and open areas for the use of occupants and the public;

d. Location and height of all walls, fences and screen planting, including a plan for landscaping of the development and the method by which such landscaping is to be accomplished;

e. Types of surfacing, such as, paving, turfing or gravel to be used at various locations.

13. Preliminary construction drawings showing the location, names, areas, width, proposed grade curve, super elevations, sight distances and radii for all streets, highways and ways in the proposed development. Connections to adjoining platted tracts and/or streets contained in these tracts.

14. Preliminary construction drawings showing the width and approximate locations of all existing or proposed easements or rights-of-way, whether public or private, for streets, drainage, sewers, public utilities, flood control, access to adjacent public lands or other community facilities.

15. A document including all proposed modifications to basic ordinance requirements (such as lot size, setbacks, lot coverage and other criteria as indicated in the Land Development Code for that density).

16. Designation of all land to be dedicated or reserved for public use, with use indicated.

17. Locations, elevations and sizes of culverts, storm drains and detention facilities. This information must be accompanied by a hydrologic/ hydraulic analysis, which meets the criteria set forth in "Yavapai County Flood Control District Reference Stormwater

Detention Criteria (1/9/89)", referenced as "Appendices A and B". These documents are on file with the City Engineer.

18. A report by a licensed sanitary engineer describing proposed wastewater disposal.

19. The location of floodway and floodplain boundaries and base flood elevations, as determined by the Federal Emergency Management Agency (FEMA) Flood Maps, and the location of other watercourses and land subject to inundation or flood hazard. This information must be accompanied by a hydrologic/ hydraulic analysis, which meets the criteria set forth in "Yavapai County Flood Control District Reference Stormwater Detention Criteria (1/9/89)", referenced as "Appendices A and B". These documents are on file with the City Engineer.

20. Engineers' calculations and estimated values for each tributary storm runoff for 25 year and 100 year frequency storms, as specified in the Yavapai County Flood Control District Ordinance. The values are to be indicated along the boundary of the development for all points of drainage entering and leaving the property.

21. Proposed cut and/or fill areas showing original and proposed grade levels with elevations and contours.

22. Analysis of traffic impacts and proposed mitigation.

23. Public safety (police and fire protection) considerations.

24. Estimated demand for and supply of water.

25. Plans and elevations of buildings and structures indicating the architectural style and construction standards.

26. The proposed means for assuring continuing existence, maintenance and operation of the various common elements and facilities. If a community association or similar governing structure is to be established, a copy of the covenants, conditions and restrictions (CC&R's) shall be made part of the record.

27. Any other information required by the Director, such as a slope analysis, to permit complete analysis and appraisal of the Planned Residential Development.

## Sedona - Land Development Code

**617.05 Property Development Standards.** The following requirements shall apply to all planned residential developments.

A. The planned residential development shall be designed and developed in a manner compatible with and complimentary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the surrounding areas from potentially adverse influences within the development, including probability of flooding, erosion, subsidence, sloping of the soil or other dangers, annoyances or inconveniences. Condition of the soil, ground water level, drainage, and topography shall be appropriate to both type and pattern of use intended.

B. There shall be no minimum area requirement for individual lots or individual dwelling sites in a planned residential development.

C. The maximum number of dwelling units permitted in a planned residential development shall be determined by dividing the proposed development by the density restrictions designated on the Sedona Community Plan or specific plan for the area, or by the action of the Council.

D. The following specific site development requirements shall apply to a Planned Residential District. These requirements are minimums unless otherwise noted:

1. Site area shall be no less than 1 acre;
2. Front yards shall be no less than 20 feet;
3. Side yards shall be not less than 20 feet;
4. Where a yard abuts a street there shall be an exterior side yard of 20 feet;
5. Rear yards shall be no less than 25 feet;
6. All buildings, structures, walls and fences shall comply with the height and screening provisions of Article 9;
7. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9;

8. Trees shall be preserved and planted to comply with the provisions of Article 9;

9. Outdoor lighting shall comply with the provisions of Article 9;

10. Maximum lot coverage shall be shall be no greater than 40% ;

11. The number of required parking spaces shall comply with the provisions of Article 9;

12. Guest parking spaces shall be provided at the ratio of 1 guest parking space per dwelling unit;

13. Signs shall comply with the provisions of Article 11;

14. Accessory uses and structures shall be located as specified on the development plans approved by the Commission. Accessory structures shall meet all of the setbacks for site development as specified in Article 9.

E. Required open space shall comprise at least 35% of the total area. Buildings, streets, driveways or parking spaces may not be counted in satisfying this open space requirement, provided, however, that the land occupied by recreational buildings, structures or uses may be counted as required open space.

F. At least one-half of the required open space shall be left in its natural state, particularly if natural features worthy of preservation exist on the site. Open space left in its natural state shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard. Areas devoted to natural or improved flood control channels and areas encumbered by flowage, floodway or drainage easements may be applied toward satisfying this portion of the total open space requirement.

G. If development is to be accomplished in stages, the development plan shall coordinate improvement of the open space, the construction of buildings, structures and improvements in the open space and the construction of dwelling units, in order that each development stage sustains a proportionate share of the total open space and environmental quality of the total planned development.

H. All or any part of the required open space may be reserved for use in common by the residents of the planned residential development. Areas permanently reserved for common open space shall be reserved for the use and enjoyment of the residents in a manner which makes



## District Regulations

the city or a public district or public agency a party to and entitled to enforce the reservation, subject to approval by the City Attorney. The Commission may request that open space easements over the required open space be conveyed to the city.

I. No building, except as specifically provided, shall be located closer than 5 feet from any interior vehicular or pedestrian way, court, plaza, open parking lot or other surfaced area reserved for public use or use in common by residents of the planned development. This setback generally shall be measured from the nearest edge of a surfaced area, such as a sidewalk. If no sidewalk exists in conjunction with a public or private street, the setback shall be measured from the nearest edge of the street right-of-way or private road easement.

J. No garage or carport having straight-in access from a public or private street shall be located closer than 25 feet from the nearest edge of the sidewalk of this street. Where no sidewalk exists this measurement shall be from the nearest edge of the street right-of-way or road easement.

K. Spacing between buildings shall be at least 20 feet.

L. All public streets within or abutting the proposed planned residential development shall be dedicated and improved to city specifications for the particular classification of street. When the developer desires to retain any streets within the development as private streets, these streets shall be constructed to city standards, permanently reserved and maintained for their intended purpose by means acceptable to the City Engineer. Other forms of access, such as, pedestrian ways, courts, plazas, driveways or open parking lots shall not be offered for dedication.

M. Planned residential developments shall relate harmoniously to the topography of the site shall make suitable provision for the preservation of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas and shall be designed to use and retain these natural features and amenities to the best advantage.

N. All utilities within a planned residential development shall be placed underground.

1. A common central television antenna or receiver may be provided with underground cable service to all dwelling units.

2. For the purposes of this section appurtenances and associated equipment such as, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets and concealed conduit in an underground system may be placed above ground.

O. Design standards. The provisions of Article 10 shall apply as administered through the development review process of § 401.

### **617.06 Adoption of Development Plans and Maps.**

The development plans and maps submitted with the application for a Planned Residential Development shall be approved and adopted by the City Council and included in the ordinance establishing the Planned Residential Development District. All development within the Planned Residential Development District shall comply with the plans approved and adopted by the Council.

A. Action by the Planning and Zoning Commission. Upon completing its public hearing on the Planned Residential Development application, the Commission shall transmit its recommendation to the Council.

1. The recommendation of the Commission shall include the reasons for approval or disapproval of the application, and if recommended for approval shall give specific evidence and facts showing that the application meets with the following:

a. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area;

b. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;

c. That the development will promote or preserve environmental quality and conserve energy usage and energy resources, including the protection of adequate sunlight for use of solar energy systems.

2. The recommendations of the Commission may include reasonable additional conditions and/or modifications to established property development standards as deemed necessary to promote the purpose of this district and of this Code.

## Sedona - Land Development Code

B. Action by the City Council. Following conclusion of its public hearing, the Council may approve the Planned Residential Development as recommended by the Commission or in a modified form, stipulating those conditions it deems necessary to carry out the purpose of this district and of this Code. If the Planned Residential Development is approved, it shall be incorporated as part of the zoning map. The Council shall include the reasons for approval or disapproval of the application and shall give specific evidence and facts showing that the application meets with the following:

1. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area;

2. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;

3. That the development will promote or preserve environmental quality and conserve energy usage and resources, including the protection of adequate sunlight for use of solar energy systems.

**617.07 Amendments to the Development Plans.** All development within the Planned Residential Development District shall comply substantially with the plans approved and adopted by the City Council. Any amendments to the approved plans shall be accomplished in the same manner as the original rezoning application procedure, as prescribed in § 400, with the exception of minor amendments, as specified below. The following procedure shall be followed for any amendment to a Planned Residential Development, including amendments to a development phasing schedule.

A. Major amendments.

1. An applicant or his successors in interest may file a request for a major amendment with the Director.

2. The change will be deemed major if it involves any 1 of the following:

a. An increase in the approved totals of dwelling units or gross leasable area for the Planned Residential Development;

b. A significant change in the zoning district boundaries as determined by the Director, from those approved for the Planned Residential Development;

c. Any change which could have significant impact on areas adjoining the Planned Residential Development as determined by the Director;

d. Any change which could have a significant traffic impact on roadways adjacent or external to the Planned Residential Development as determined by the Director.

3. The Director will bring the major amendment before the Commission and the Council and will submit background material and recommendations.

B. Minor amendments.

1. A Planned Residential Development applicant or his successors in interest may file a request for a minor amendment with the Director.

2. The request will be routed for comment to any affected city departments or other agencies.

3. Upon receipt of comments, the Director will determine whether the requested change is minor or major.

4. If the requested change is determined to be minor, an amended plan shall be submitted for public record.

(Am. Ord. 2006-02, passed 1-10-2006)

## District Regulations

### § 618 CN NEIGHBORHOOD COMMERCIAL DISTRICT.

**618.01 Purpose.** This district is intended for non-contiguous commercial areas which provide limited retail and service facilities for the convenience of the residents of the neighborhood. Primary and accessory structures shall not, either individually or cumulatively, exceed 2,000 square feet of gross floor area of building improvements on any 1 parcel. This district is intended to be compatible with residential environments at locations indicated on the Sedona Community Plan or adopted specific plan and may be applicable to areas designated as "Special Use" on the Sedona Community Plan Land Use Map.

**618.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Permitted uses and structures.

1. Cafes and coffee houses conducted completely within a building including sale of alcoholic beverages and limited to 16 seats.
2. Drug stores and pharmacies.
3. Neighborhood markets, without gas pumps.
4. Barber and beauty shops.
5. Professional offices which may be of a more intensive nature than those subject to the standards set forth in residential districts for home occupations, but of a less intensive use than those provided for in § 611, Office Professional District.
6. Public utility installations not exceeding 650 square feet but not including public utility offices, water tanks, or repair or storage facilities.
7. Accessory uses and structures located on the same site as a permitted use.
8. Non-profit fund-raising activities that are not conducted within permanent structures and which occur on a more frequent basis than provided for under § 407 are subject to the conditional use provisions of § 402.

B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater, but not including public utility offices, repair or storage facilities.

2. Accessory uses and structures located on the same site as a conditional use.

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**618.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit for all uses, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**618.04 Property Development Standards.** The following property development standards shall apply to all permitted land and building uses.

A. Lot area. Each lot shall have a minimum lot area of 8,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 60 feet.
2. All lots shall have a minimum depth of 100 feet.

C. Lot coverage. Maximum lot coverage shall not exceed 2,000 square feet.

D. Floor area ratio. Floor area ratio shall not exceed 0.50.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 20 feet.
2. Interior side yard. There shall be an interior side yard of not less than 20 feet.
3. Exterior side yard. There shall be an exterior side yard of not less than 20 feet.

## Sedona - Land Development Code

4. **Rear yard.** There shall be a rear yard of not less than 20 feet.

F. **Access.** All lots shall have frontage on and vehicular access from a dedicated street unless other frontage and/or permanent vehicle access has been approved by the Director. Each building site shall have a minimum width, easement or right-of-way for access of 20 feet.

G. **Distance between buildings.** There shall not be less than 10 feet between an accessory building and a main building or between 2 buildings.

H. **Accessory structures.** Accessory structures and architectural features shall comply with the requirements of Article 9.

I. **Height and screening regulations.** All buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. **Color and materials.** The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

K. **Utilities.** Utilities shall be provided in compliance with the provisions of Article 9.

L. **Trees.** Trees shall be preserved and planted to comply with the provisions of Article 9.

M. **Outdoor lighting.** Outdoor lighting shall comply with the provisions of Article 9.

N. **Landscaping.** The landscaping provisions of Article 9 shall apply.

O. **Off-street parking.** Off-street parking shall comply with the provisions of Article 9.

P. **Signs.** Signs shall comply with the provisions of Article 11.

Q. **Design standards.** The provisions of Article 10 shall apply as administered through the development review process of Article 4.

## District Regulations

### § 619 OP OFFICE PROFESSIONAL DISTRICT.

**619.01 Purpose.** This district is intended primarily for the development of professional and administrative offices, with setback, landscaping and architectural requirements designed to make these uses relatively compatible with residential uses.

**619.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful. All uses described in this section shall be conducted within a completely enclosed building unless otherwise permitted by use permit or the specific requirements of this section.

#### A. Permitted uses and structures.

1. Administrative and executive offices.
2. Beauty and barber shops.
3. Clerical and professional offices.
4. Convalescent homes and retirement care facilities.
5. Bed and Breakfast establishments subject to the following:
  - a. There shall be a maximum of 6 guest units;
  - b. The same regulations and development standards applicable to hotel and motel establishments shall apply;
  - c. Primary access to guest rooms shall only be allowed through the main entrance of the building.
6. Day care and nursery schools.
7. Employment services.
8. Financial institutions.
9. Group instruction.
10. Massage therapy.

11. Medical, dental and related health services for humans, including laboratories and clinics. Only the sale of articles clearly incidental to the services provided shall be permitted.

12. Photography services.

13. Political and philanthropic offices.

14. Prescription pharmacies, when located within a building also containing the office of 5 or more medical practitioners.

15. Public utility service offices.

16. Public utility installations not exceeding 650 square feet but not including water tanks or repair or storage facilities.

17. Private clubs and lodges as a permitted use, with a conditional use permit required for outdoor recreation only.

18. Single-family and multi-family residential uses in conjunction with commercial uses.

19. Tailoring.

20. Telegraph offices.

21. Travel agencies.

22. Accessory uses and structures located on the same site as a permitted use.

#### B. Uses subject to conditional use permit.

1. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to requirements set forth in § 914.

2. Public and private libraries and museums.

3. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater but not including repair or storage facilities.

4. Religious institutions, columbariums and places of worship in permanent buildings.

## Sedona - Land Development Code

5. Outdoor recreation associated with private clubs and lodges.

6. Accessory uses and structures located on the same site as a conditional use.

7. Non-profit fund-raising activities that are not conducted within permanent structures and which occur on a more frequent basis than provided for under § 407 are subject to the conditional use provisions of § 402.

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**619.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**619.04 Property Development Standards.** The following property development standards shall apply to all permitted land and building uses.

A. Lot area. Each lot shall have a minimum lot area of 10,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 60 feet.

2. All lots shall have a minimum depth of 100 feet.

C. Lot coverage. Maximum lot coverage for commercial uses shall not exceed 25%.

1. If market rate residential uses and commercial uses are combined in a mixed use project, the maximum lot coverage shall not exceed 25%. The market rate residential portion shall not exceed 5% lot coverage of the entire site.

2. Notwithstanding the foregoing, if affordable residential uses and commercial uses are combined in a mixed use project, the maximum lot coverage shall not exceed 35%. The residential portion shall not exceed 10% of the entire site.

D. Floor area ratio. Maximum floor area ratio for commercial uses shall not exceed 0.50. If market rate

residential uses and commercial uses are combined in a mixed-use project, the maximum floor area ratio shall not exceed .50. However, if affordable residential uses and commercial uses are combined in a mixed-use project, the maximum floor area ratio shall not exceed .70.

E. Yards.

1. Front yard. There shall be a front yard of not less than 15 feet in depth.

2. Interior side yard. There shall be an interior side yard of not less than 10 feet.

3. Exterior side yard. There shall be an exterior side yard of not less than 10 feet where a parcel abuts a street.

4. Rear yard. There shall be a rear yard of not less than 20 feet.

5. Separation between buildings. A minimum building setback of 20 feet shall be required wherever a lot abuts a lot in any residential district.

F. Access. All lots shall have frontage on and vehicular access from a dedicated street, unless other frontage and/or permanent vehicle access has been approved by the Director. Each building site shall have a minimum width, easement or right-of-way for access of 20 feet.

G. Distance between buildings. There shall not be less than 10 feet between an accessory building and a main building or between 2 buildings.

H. Accessory structures. Accessory structures and architectural features shall be subject to the requirements of Article 9.

I. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

## **District Regulations**

M. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

N. Landscaping. The landscaping provisions of Article 9 shall apply.

O. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

P. Signs. Signs shall comply with the provisions of Article 11.

Q. Design standards. The provisions of Article 10 shall apply as administered through the development review process of Article 4.  
(Am. Ord. 2005-10, passed 7-12-2005; Am. Ord. 2006-17, passed 8-8-2006)

## Sedona - Land Development Code

### § 620 C-1 GENERAL COMMERCIAL DISTRICT.

**620.01 Purpose.** This district is intended primarily for the location of general retail commercial and services activities.

**620.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful. All uses described in this section shall be conducted within a completely enclosed building unless otherwise permitted by use permit, the specific requirements of this section or § 902.

#### A. Permitted uses and structures.

1. Administrative and executive offices.
2. Amusement arcades.
3. Antique shops.
4. Apparel stores.
5. Appliance and hardware stores.
6. Auction houses/stores.
7. Auto parts stores, including minor machine services, such as on-site brake rotor turning.
8. Automobile repair, minor (within completely enclosed building).
9. Barber and beauty shops.
10. Bed and Breakfast establishments subject to the following:
  - a. There shall be a maximum of 6 guest units;
  - b. The same regulations and development standards applicable to hotel and motel establishments shall apply;
  - c. Primary access to guest rooms shall only be allowed through the main entrance of the building.

11. Bicycle and moped shops.
12. Blueprint and photocopy services.
13. Books, gifts and stationery stores.
14. Campaign headquarters.
15. Candy stores and confectioneries.
16. Catering establishments.
17. Clerical and professional offices.
18. Clubs and lodges for youth (YMCA and the like).
19. Commercial art galleries.
20. Convalescent homes.
21. Custom service and craft shops, limited to 3,000 square feet of shop floor area.
22. Dairy products stores.
23. Dancing, art, music and business schools.
24. Department stores.
25. Decorating and drapery shops.
26. Drive-in stores and restaurants.
27. Drug stores and pharmacies.
28. Employment services.
29. Financial institutions.
30. Florist shops.
31. Furniture stores.
32. Hobby shops.
33. [Intentionally omitted pursuant to Ord. 97-18; effective Jan. 8, 1998].
34. Janitorial services and supplies.
35. Jewelry stores.



## District Regulations

36. Laundry and dry cleaning pick-up and delivery agencies and self-service laundries.
  37. Liquor stores.
  38. Medical, dental and related health services for humans, including laboratories and clinics.
  39. Mortuaries.
  40. Newspaper and magazine stores.
  41. Nurseries and garden supply stores, providing that all merchandise, equipment and supplies other than plants are kept within enclosed buildings or a fully-screened enclosure.
  42. Office and business machine stores.
  43. Pet shops and supplies and feed stores.
  44. Printing shops.
  45. Private clubs and lodges operated solely for the benefit of the bona fide members.
  46. Postal contract stations with no more than 1,000 post office boxes.
  47. Public and private libraries and museums.
  48. Public utility and public service offices.
  49. Public utility and public service substations, pumping plants and similar installations not exceeding 650 square feet and not including water tanks, or repair or storage facilities.
  50. Radio stations (commercial) without on-site transmitting towers or without roof-mounted satellite, receive-only earth stations.
  51. Religious institutions, columbariums and places of worship in permanent buildings.
  52. Restaurants and outdoor seating areas, including sale of alcoholic beverages.
  53. Retail bakeries which may include baking and confection making for on-site sale only.
  54. Shoe stores, sales and repair.
  55. Sign painting shops within a closed building.
  56. Single-family and multi-family residential uses in conjunction with commercial uses.
  57. Small appliance repair.
  58. Sporting goods stores.
  59. Stamp and coin shops.
  60. Supermarkets.
  61. Swimming pool/spas sales and service.
  62. Tailor shops.
  63. Taxidermists.
  64. Telegraph offices.
  65. Television and radio sales and service.
  66. Tire sales and service, conducted within completely enclosed building.
  67. Tobacco shops.
  68. Toy stores.
  69. Travel agencies.
  70. Variety stores.
  71. Accessory uses and structures located on the same site as a permitted use.
- B. Uses subject to conditional use permit.
1. Automotive service stations. The maximum square footage for canopies associated with gasoline pumps shall be no more than 25% larger in area than the primary structure (convenience store/service station) or 3,000 square feet, whichever is smaller.
  2. Automobile, truck, trailer, boat, camper, farm implement and machine, recreational vehicle and motorcycle sales and services, including rental agencies,

## Sedona - Land Development Code

general repair and washing (subject to the minimum requirements of the C-2 District - additional conditions may be required).

3. Automobile repair (General), including the minimum requirements of the C-2 District (additional conditions may be required).

4. Bowling alleys and billiard halls.

5. Car washes.

6. Cocktail lounges and bars.

7. Commercial trade or vocational schools.

8. Commercial kennels, entirely enclosed and completely sound-proofed.

9. Convenience markets. The maximum square footage for canopies associated with gasoline pumps shall be no more than 25% larger in area than the primary structure (convenience store/service station) or 3,000 square feet, whichever is smaller.

10. Day care and nursery schools.

11. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in § 914.

12. Jeep tour offices and staging areas, excluding on-site storage of vehicles.

13. Miniature golf.

14. Newspaper and magazine printing and publishing.

15. Post office.

16. Public and private parking facilities.

17. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater, including repair or storage facilities.

18. Skateboard parks.

19. Skating rinks.

20. Theaters.

21. Tire sales and service with outside display.

22. Veterinarian offices and animal hospitals, including commercial kennels contained entirely within the same building as the office or hospital and not occupying more than 50% of the total floor area. The boarding area shall be completely sound-proofed.

23. Wholesale bakeries.

24. Accessory uses and structures located on the same site as a conditional use.

25. Non-profit fund-raising activities that are not conducted within permanent structures and which occur on a more frequent basis than provided for under § 407 are subject to the conditional use permit provisions of § 402.

C. Open air businesses. Open air businesses subject to the requirements set forth in § 917.

D. Adult uses, in conjunction with permitted or conditional uses in this district. In order to prevent possible adverse secondary effects associated with the establishment of adult uses, including neighborhood deterioration and blight, increase in criminal activity, and diminution in surrounding property values, all adult uses shall be subject to the provisions of § 402 (conditional use permits) except as otherwise provided in this section and the requirements set forth in § 916.

E. Uses subject to temporary use permit. Any use prescribed in § 407.

**620.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**620.04 Property Development Standards.** The following property development standards shall apply to all permitted land and building uses.

A. Lot area. Each lot shall have a minimum lot area of 10,000 square feet.

## District Regulations

### B. Lot dimensions.

1. All lots shall have a minimum width of 60 feet.
2. All lots shall have a minimum depth of 100 feet.

C. Lot coverage. Maximum lot coverage for commercial uses shall not exceed 25%.

1. If market rate residential uses and commercial uses are combined in a mixed use project, the maximum lot coverage shall not exceed 25%. The market rate residential portion shall not exceed 5% lot coverage of the entire site.

2. Notwithstanding the foregoing, if affordable residential uses and commercial uses are combined in a mixed use project, the maximum lot coverage shall not exceed 35%. The residential portion shall not exceed 10% of the entire site.

D. Floor area ratio. Maximum floor area ratio for commercial uses shall not exceed 0.50. If market rate residential uses and commercial uses are combined in a mixed-use project, the maximum floor area ratio shall not exceed .50. However, if affordable residential uses and commercial uses are combined in a mixed-use project, the maximum floor area ratio shall not exceed .70.

### E. Yards.

1. There shall be a front yard of not less than 15 feet in depth.
2. An interior side yard is not required except wherever a lot abuts a lot in any residential district.
3. There shall be an exterior side yard of not less than 10 feet.
4. A rear yard is not required except for parking and maneuvering and wherever a lot abuts a lot in any residential district.
5. A minimum building setback of 20 feet shall be required wherever a lot abuts a lot in any residential district.

F. Access. All lots shall have frontage on and vehicular access from a dedicated street unless other frontage and/or permanent vehicle access has been approved

by the Director. Each building site shall have a minimum width, easement or right-of-way for access of 20 feet.

G. Distance between buildings. There shall not be less than 10 feet between an accessory building and a main building or between 2 buildings.

H. Accessory structures. Accessory structures and architectural features shall comply with the requirements of Article 9.

I. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

M. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

N. Landscaping. The landscaping provisions of Article 9 shall apply.

O. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

P. Signs. Signs shall comply with the provisions of Article 11.

Q. Design standards. The provisions of Article 10 shall apply as administered through the development review process of Article 4.  
(Am. Ord. 2005-10, passed 7-12-2005; Am. Ord. 2006-02, passed 1-10-2006; Am. Ord. 2006-17, passed 1-10-2006)

## Sedona - Land Development Code

### § 621 C-2 GENERAL COMMERCIAL DISTRICT.

**621.01 Purpose.** This district is intended for the location of general sales and services activities.

**621.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful. All uses described in this section shall be conducted within a completely enclosed building unless otherwise permitted by use permit, the specific requirements of this section or § 902.

#### A. Permitted uses and structures.

1. Administrative and executive offices.
2. Amusement arcades.
3. Antique shops.
4. Apparel stores.
5. Appliance sales and repair and hardware stores.
6. Auction houses/stores.
7. Automobile, truck, trailer, boat, camper, farm implement and machine, recreational vehicle and motorcycle sales and services, including rental agencies, general repair and washing. Outside display of such vehicles or similar merchandise is subject to the following minimum requirements:

a. Where an area of outside display abuts a public right-of-way, screening shall be established at a minimum height of 3 feet by means of a wall, fence, landscaping, dense live plant material, utilization of natural terrain features, or a combination of these, and a setback of the display area shall be maintained that meets the following conditions:

- i. Twenty feet from the nearest edge of pavement, or useable road surface; and
- ii. Six feet from the right-of-way line. This 6-foot border area shall be landscaped, subject to the requirements of Article 9.

b. Where an area of outside display is contiguous to a residentially-zoned parcel, the following apply:

i. Screening by means of a wall, fence or dense live plant material shall be established at a height of 6 feet adjacent to rear and side yards and 3 feet adjacent to front yards of the abutting parcel. Three foot screening may also be established elsewhere for purposes of safe sight distance;

ii. A setback of the display area of at least 20 feet shall be maintained.

c. A 6-foot landscaped border shall be established around the periphery of the display area, except where a zero setback is permitted. Landscaping is subject to the requirements of Article 9.

d. Lighting of the display area shall be reduced to the minimum necessary for security purposes between the hours of operation. Average lighting intensity on-site shall not exceed 1 foot candle. All other requirements for lighting are listed in Article 9.

e. Unscreened outside storage of parts, outside display or parking of vehicles or accessories not in operating and saleable condition is prohibited.

f. The display area shall not be elevated above the grade of the established screening.

8. Auto parts stores, including minor machine services, such as on-site brake rotor turning.

9. Automobile repair, general (also in association with vehicle sales and rentals).

a. The following activities are restricted to enclosed shop area only: machining and fabrication in association with repair.

b. The following activities are prohibited:

i. Dismantling of vehicles or machinery for the sale of parts (auto salvage);

ii. On-site, outside storage of automobiles, except for jobs in progress. Such vehicles shall appear to be operable and parked in an orderly fashion in general parking areas, on the service apron or in the rear of the shop;

## District Regulations

- iii. Frame work or major body or fender work.
- c. Outside activities, where not specifically prohibited, may be performed as follows:
  - i. On the service apron;
  - ii. In the rear of the shop, in areas not utilized for parking and maneuvering, fire lanes or other improvements required by this Code and development review.
- 10. Barber and beauty shops.
- 11. Bed and Breakfast establishments subject to the following:
  - a. There shall be a maximum of 6 guest units;
  - b. The same regulations and development standards applicable to hotel and motel establishments shall apply;
  - c. Primary access to guest rooms shall only be allowed through the main entrance of the building.
- 12. Bicycle and moped shops.
- 13. Blueprint and photocopy services.
- 14. Books, gifts and stationery stores.
- 15. Bowling alleys and billiard halls.
- 16. Campaign headquarters.
- 17. Candy stores and confectioneries.
- 18. Catering establishments.
- 19. Clerical and professional offices.
- 20. Clubs and lodges for youth (YMCA and the like).
- 21. Cocktail lounges and bars.
- 22. Commercial art galleries.
- 23. Commercial trade or vocational schools.
- 24. Commercial kennels, entirely enclosed and completely sound-proofed.
- 25. Convalescent homes.
- 26. Custom service and craft shops, including custom welding.
- 27. Dairy products stores.
- 28. Dancing, art, music and business schools.
- 29. Decorating and drapery shops.
- 30. Department stores.
- 31. Drive-in stores and restaurants.
- 32. Drug stores and pharmacies.
- 33. Employment services.
- 34. Financial institutions.
- 35. Florist shops.
- 36. Frozen food lockers.
- 37. Furniture stores.
- 38. Hobby shops.
- 39. [Intentionally omitted pursuant to Ord. 97-18; effective Jan. 8, 1998].
- 40. Janitorial services and supplies.
- 41. Jeep tour offices and staging areas, excluding on-site storage of vehicles.
- 42. Jewelry stores.
- 43. Laundry and dry cleaning pick-up and delivery agencies and self-service laundries.
- 44. Liquor stores.
- 45. Medical, dental and related health services for humans, including laboratories and clinics.

## Sedona - Land Development Code

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| 46. Massage therapy.   | 66. Single-family and multi-family residential uses in conjunction with commercial uses.  |
| 47. Mortuaries.  | 67. Skating rinks.  |
| 48. Newspaper and magazine stores.   | 68. Supermarkets.   |
| 49. Newspaper and magazine printing and publishing.  | 69. Sporting goods stores.  |
| 50. Nurseries and garden supply stores, providing that all merchandise, equipment and supplies other than plants are kept within enclosed buildings or a fully-screened enclosure. | 70. Stamp and coin shops.   |
| 51. Office and business machine stores.  | 71. Swimming pool/spas sales and service.   |
| 52. Pet shops and supplies and feed stores.  | 72. Tailor shops.   |
| 53. Postal contract stations with no more than 1,000 post office boxes.  | 73. Taxidermists.   |
| 54. Printing shops.  | 74. Telegraph offices.  |
| 55. Private clubs and lodges.  | 75. Television and radio sales and service.   |
| 56. Public storage facilities (mini storage).  | 76. Theaters.   |
| 57. Public and private libraries and museums.  | 77. Tire sales and service (outside display subject to conditional use permit).   |
| 58. Public and private parking facilities.   | 78. Tobacco shops.  |
| 59. Public utility and public service offices, substations, pumping plants and similar installations not including water tanks, or storage facilities.                             | 79. Toy stores.   |
| 60. Radio stations (commercial) without on-site transmitting towers or without roof-mounted satellite, receive-only earth stations.  | 80. Travel agencies.  |
| 61. Religious institutions, columbariums and places of worship in permanent buildings.   | 81. Variety stores.   |
| 62. Restaurants and outdoor seating areas, including sale of alcoholic beverages.  | 82. Veterinarian offices and animal hospitals, including commercial kennels contained entirely within the same building as the office or hospital and not occupying more than 50% of the total floor area. The boarding area shall be completely sound-proofed. |
| 63. Retail and wholesale bakeries.   | 83. Warehousing.  |
| 64. Shoe stores, sales and repair.   | 84. Water-bottling and distillation for retail sales only.  |
| 65. Sign painting shops.   | 85. Accessory uses and structures located on the same site as a permitted use.  |
- B. Uses subject to conditional use permit.
1. Automotive service stations. The maximum square footage for canopies associated with gasoline pumps shall be no more than 25% larger in area

## District Regulations

than the primary structure (convenience store/service station) or 3,000 square feet, whichever is smaller.

2. Car washes.
3. Contractors yards.
4. Convenience markets. The maximum square footage for canopies associated with gasoline pumps shall be no more than 25% larger in area than the primary structure (convenience store/service station) or 3,000 square feet, whichever is smaller.
5. Day care and nursery schools.
6. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in § 914.
7. Miniature golf.
8. Post office.
9. Public utility and public service water tanks, repair and storage facilities.
10. Skateboard parks.
11. Stone and monument yards.
12. Vehicle storage yards.
13. Accessory uses and structures located on the same site as a conditional use.
14. Non-profit fund-raising activities that are not conducted within permanent structures and which occur on a more frequent basis than provided for under § 407 are subject to the conditional use permit provisions of § 402.

C. Open air businesses. Open air businesses subject to the requirements set forth in § 917.

D. Adult Uses, in conjunction with permitted or conditional uses in this district. In order to prevent possible adverse secondary effects associated with the establishment of adult uses, including neighborhood deterioration and blight, increase in criminal activity, and diminution in surrounding property values, all adult uses shall be subject to the provisions of § 402 (conditional use permits) except as otherwise provided in this section and the requirements

set forth in § 916.

E. Uses subject to temporary use permit. Any use prescribed in § 407.

**621.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**621.04 Property Development Standards.** The following property development standards shall apply to all permitted land and building uses.

A. Lot area. Each lot shall have a minimum lot area of 10,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 60 feet.

2. All lots shall have a minimum depth of 100 feet.

C. Lot coverage. Maximum lot coverage for commercial uses shall not exceed 25%.

1. If market rate residential uses and commercial uses are combined in a mixed use project, the maximum lot coverage shall not exceed 25%. The market rate residential portion shall not exceed 5% lot coverage of the entire site.

2. Notwithstanding the foregoing, if affordable residential uses and commercial uses are combined in a mixed use project, the maximum lot coverage shall not exceed 35%. The residential portion shall not exceed 10% of the entire site.

D. Floor area ratio. Maximum floor area ratio for commercial uses shall not exceed 0.50. If market rate residential uses and commercial uses are combined in a mixed-use project, the maximum floor area ratio shall not exceed .50. However, if affordable residential uses and commercial uses are combined in a mixed-use project, the maximum floor area ratio shall not exceed .70.

E. Yards.

1. There shall be a front yard of not less than 15 feet in depth.

## Sedona - Land Development Code

2. An interior side yard is not required except wherever a lot abuts a lot in any residential district.

3. There shall be an exterior side yard of not less than 10 feet.

4. A rear yard is not required except for parking and maneuvering and wherever a lot abuts a lot in any residential district.

5. A minimum building setback of 20 feet shall be required wherever a lot abuts a lot in any residential district.

F. Access. All lots shall have frontage on and vehicular access from a dedicated street unless other frontage and/or permanent vehicle access has been approved by the Director. Each building site shall have a minimum width, easement or right-of-way for access of 20 feet.

G. Distance between buildings. There shall not be less than 10 feet between an accessory building and a main building or between 2 buildings.

H. Accessory structures. Accessory structures and architectural features shall comply with the requirements of Article 9.

I. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

M. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

N. Landscaping. The landscaping provisions of Article 9 shall apply.

O. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

P. Signs. Signs shall comply with the provisions of Article 11.

Q. Design standards. The provisions of Article 10 shall apply as administered through the development review process of Article 4.

(Am. Ord. 2005-10, passed 7-12-2005; Am. Ord. 2006-02, passed 1-10-2006; Am. Ord. 2006-17, passed 8-8-2006)



## District Regulations

### § 622 C-3 HEAVY COMMERCIAL/LIGHT MANUFACTURING DISTRICT.

**622.01 Purpose.** This district is intended for the location of heavy commercial and light manufacturing activities.

**622.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be deemed prohibited and unlawful.

#### A. Permitted uses and structures.

1. Administrative, business and executive offices.

2. Appliance sales and repair and hardware stores.

3. Auction houses.

4. Automobile, truck, trailer, boat, camper, farm implement and machine, recreational vehicle and motorcycle sales and services, including rental agencies, general repair and washing. Outside display of such vehicles or similar merchandise shall be screened from adjacent residentially-zoned properties. Lighting of the display area shall be reduced to the minimum necessary for security purposes after the hours of operation. Average lighting intensity on-site shall not exceed 1 foot candle.

5. Automobile repair, general (also in association with vehicle sales and rentals). The following activities are prohibited:

a. Dismantling of vehicles or machinery for the sale of parts (auto salvage);

b. Activities are not restricted to enclosed buildings, except for the following:

i. Frame work or major body or fender work;

ii. Machining and fabrication;

c. Unscreened outside storage of vehicles is allowed if awaiting repair, or if not in prominent view of public right-of-way and otherwise screened from adjacent residentially zoned properties.

6. Auto parts stores.

7. Bicycle and moped shops.

8. Blueprint and photocopy services.

9. Body and fender shops within a closed

building.

10. Bottling plants confined to a closed

building.

11. Car washes.

12. Cleaning and dyeing plants within closed buildings.

13. Commercial kennels within a completely enclosed, sound-proofed building.

14. Commercial trade or vocational schools.

15. Contractors yards.

16. Craft shops, including work, storage, equipment yards and custom fabrication (such as welding).

17. Dancing, art, business schools.

18. Frozen food lockers.

19. Furniture stores, including sales, repair, refinishing and upholstery.

20. Janitorial services and supplies.

21. Laundry and dry cleaning pickup and delivery and self service laundries.

22. Lumber yards, prohibiting milling and planing.

23. Mortuaries.

24. Newspaper and magazine printing and publishing.

25. Nurseries and garden supply stores.

26. Parking facilities.

## Sedona - Land Development Code

27. Pet shops and pet grooming, supplies and feed stores.

28. Printing shops.

29. Public storage (mini-storage) facilities.

30. Public utility and public service offices, substations, pumping plants, repair and storage facilities and similar installations, not including water tanks.

31. Radio stations (commercial) without on-site transmitting towers or without roof-mounted satellite, receive-only earth stations.

32. Retail uses.

33. Restaurants and outdoor seating areas, including sale of alcoholic beverages.

34. Shoe stores, sales and repair.

35. Sign painting shops within a closed building.

36. Swimming pools and spa sales and service.

37. Single-family and multi-family residential uses in conjunction with commercial uses.

38. Stone and monument yards.

39. Tailor shops.

40. Taxidermists.

41. Television and radio sales and service.

42. Tire sales and service.

43. Vehicular storage yards (not including auto wrecking yards). Unscreened outside storage of vehicles is allowed if not in prominent view of public right-of-way and if otherwise screened from adjacent residentially-zoned properties.

44. Veterinarian offices and animal hospitals with enclosed, sound-proofed kennels.

45. Warehousing.

46. Accessory uses and structures located on the same site as a permitted use.

### B. Uses subject to conditional use permit.

1. Small animal hospitals with outdoor runs, pens and cages.

2. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in § 914.

3. Foundries.

4. Public utility water tanks.

5. Accessory uses and structures located on the same site as a conditional use.

6. Non-profit fund-raising activities that are not conducted within permanent structures and occur on a more frequent basis than provided for under § 407 are subject to the conditional use permit provisions of § 402.

C. Adult uses in conjunction with permitted or conditional uses in this district. In order to prevent possible adverse secondary effects associated with the establishment of adult uses, including neighborhood deterioration and blight, increase in criminal activity, and diminution in surrounding property values, all adult uses shall be subject to the provisions of § 402 (conditional use permits) except as otherwise provided in this section and the requirements set forth in § 916.

D. Uses subject to temporary use permit. Any use prescribed in § 407.

**622.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**622.04 Property Development Standards.** The following property development standards shall apply to all permitted land and building uses.

A. Lot area. Each lot shall have a minimum lot area of 10,000 square feet.

## District Regulations

### B. Lot dimensions.

1. All lots shall have a minimum width of 60 feet.
2. All lots shall have a minimum depth of 100 feet.

C. Lot coverage. Maximum lot coverage for commercial uses shall not exceed 25%.

1. If market rate residential uses and commercial uses are combined in a mixed use project, the maximum lot coverage shall not exceed 25%. The market rate residential portion shall not exceed 5% lot coverage of the entire site.

2. Notwithstanding the foregoing, if affordable residential uses and commercial uses are combined in a mixed use project, the maximum lot coverage shall not exceed 35%. The residential portion shall not exceed 10% of the entire site.

D. Floor area ratio. Maximum floor area ratio for commercial uses shall not exceed 0.50. If market rate residential uses and commercial uses are combined in a mixed-use project, the maximum floor area ratio shall not exceed .50. However, if affordable residential uses and commercial uses are combined in a mixed-use project, the maximum floor area ratio shall not exceed .70.

### E. Yards.

1. There shall be a front yard of not less than 15 feet in depth.
2. An interior side yard is not required except wherever a lot abuts a lot in any residential zone.
3. There shall be an exterior side yard of not less than 10 feet.
4. A rear yard is not required except for parking and maneuvering and wherever a lot abuts a lot in any residential zone.
5. A minimum building setback of 20 feet shall be required wherever a lot abuts a lot in any residential district.

F. Access. All lots shall have frontage on and vehicular access from a dedicated street unless other frontage and/or permanent vehicle access has been approved

by the Director. Each building site shall have a minimum width, easement or right-of-way for access of 20 feet.

G. Distance between buildings. There shall not be less than 10 feet between an accessory building and a main building or between 2 buildings.

H. Accessory structures. Accessory structures and architectural features shall comply with the requirements of Article 9.

I. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

M. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

N. Landscaping. The landscaping provisions of Article 9 shall apply.

O. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

P. Signs. Signs shall comply with the provisions of Article 11.

Q. Design standards. The provisions of Article 10 shall apply as administered through the development review process of Article 4.  
(Am. Ord. 2005-10, passed 7-12-2005; Am. Ord. 2006-17, passed 8-8-2006)

## Sedona - Land Development Code

### § 623 RC RESORT COMMERCIAL DISTRICT.

**623.01 Purpose.** This district is intended to achieve the following:

A. To provide for the exclusive development of resort facilities in a more creative and imaginative fashion than generally is possible under conventional zoning;

B. To provide a zoning district in which various styles of residential uses, designed for occupancy by guests of limited duration, can be established with service commercial and recreational uses in a coordinated, comprehensive and harmonious design.

#### **623.02 Use Regulations.**

##### **A. Permitted uses and structures.**

1. Uses designated on a development plan for the particular Resort Commercial District as approved by the Council, including residential units of various types; commercial uses designed to serve and provide for the convenience of resort guests; and recreational facilities designed primarily for and limited to use by guests of the resort.

2. The continuation of all land uses which existed in the zoning district of the property to be rezoned at the time of adoption of a development plan. Existing land uses shall be either incorporated into the development plan or terminated in accordance with a specific abatement schedule submitted and approved as part of the development plan. Proposed uses shall be in conformance with those uses specified in the Sedona Community Plan or specific plan for the area.

3. Public utility and public service substations, pumping plants and similar installations not exceeding 650 square feet, but not including public utility offices, water tanks, or repair or storage facilities.

4. Accessory uses and structures incidental to permitted uses.

##### **B. Uses subject to conditional use permit.**

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater, but not including public utility offices, repair or storage facilities.

2. Accessory uses and structures located on the same site as a conditional use.

C. Uses subject to temporary use permit. Any use prescribed in § 407.

#### **623.03 Approvals Required.**

A. Prior to the construction of physical improvements and the issuance of building permits, Council approval of rezoning shall be obtained as specified in § 400. Where required, Development Review approval shall be obtained as outlined in § 401, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

B. All Resort Commercial rezoning applications are subject to the provisions of § 400, and are considered as conditional rezoning applications as specified in § 400. In addition to the Application Submittal requirements set forth in § 400, all Resort Commercial rezoning applications shall consist of maps, plans, reports, schedules, development standards and schematic drawings and other documents deemed necessary by the Director, including:

1. A written report accompanying the submittal in which the applicant should describe the overall project and explain and discuss the intent of the development proposal with specific reference to the following general issues:

a. Overall design rationale and principles of the layout with specific reference to roads and internal circulation;

b. Compatibility with surrounding land uses;

c. Anticipated environmental, visual, traffic, drainage or other impacts on the community; and

d. Any other specific area or issue requiring further explanation to assist the Director in his evaluation of the proposal;

2. Name, address and telephone number of record owner of property and of the applicant if not the record owner;

## District Regulations

3. Scale (written and bar graph), north point and date of preparation for all plans and maps, including dates of any subsequent revision;

4. A boundary survey map of the property;

5. A topographic map with a minimum 2-foot contour, or at such other intervals as approved by the Director;

6. A map (at a minimum scale of 1":10' for that portion of the lot within 30 feet of the building or structure) identifying the following, as applicable:

a. All trees over 2" DBH, indicating canopy size and species, and indicating those trees to be removed; and

b. All natural topographic features such as watercourses, rock outcrops native vegetation and trees; and

c. A map identifying areas of existing man-made scarring and, if proposed, a restoration program;

7. In areas with a slope greater than 30%, a soil and geology report identifying areas of unstable slopes, but only if actual construction will occur in the 30+ % slope areas;

8. A context map which clearly portrays any unusual visual features on or within 500 feet of the site. This presentation may include such materials, at the applicant's option, as slides, photographs, cross sections, maps, computer simulations, perspectives or models;

9. A circulation plan map delineating the location, classification, names and widths of all major public or private streets and rights-of-way, pedestrian ways, trails and bikeways within 500 feet of the property boundary, as well as the names of adjacent subdivisions or tracts;

10. A plan showing the proposed configuration, size in acres, number of residential units and/or lots, the square footage of non-residential proposed buildings and underlying zoning categories for each use;

11. A development phasing map and proposed timing schedule delineating the configuration, size in acres and general sequence of development and dedication;

12. A general development site plan drawn to a scale of not less than 100 feet to the inch, with at least the following details shown to scale and dimensioned:

a. Location of each existing and proposed structure in the development area, their uses or uses, the number of stories, the gross building and floor areas and approximate location of entrances and loading points;

b. All streets, curb cuts, driving lanes, parking areas, loading areas, public transportation points and related illumination facilities, including a complete lighting plan;

c. All pedestrian walks, malls and open areas for the use of occupants and the public;

d. Location and height of all walls, fences and screen planting, including a plan for landscaping of the development and the method by which such landscaping is to be accomplished;

e. Types of surfacing, such as, paving, turfing or gravel to be used at various locations;

13. Preliminary construction drawings showing the location, names, areas, width, proposed grade curve, super elevations, sight distances and radii for all streets, highways and ways in the proposed development. Connections to adjoining platted tracts and/or streets contained in these tracts;

14. Preliminary construction drawings showing the width and approximate locations of all existing or proposed easements or rights-of-way, whether public or private, for streets, drainage, sewers, public utilities, flood control, access to adjacent public lands or other community facilities;

15. Locations, elevations and sizes of culverts, storm drains and detention facilities. This information must be accompanied by a hydrologic/hydraulic analysis, which meets the criteria set forth in "Yavapai County Flood Control District Reference Stormwater Detention Criteria (1/9/89)", referenced as "Appendices A and B". These documents are on file with the City Engineer;

16. A report by a licensed sanitary engineer describing proposed wastewater disposal;

## Sedona - Land Development Code

17. The location of floodway and floodplain boundaries and base flood elevations, as determined by the Federal Emergency Management Agency (FEMA) Flood Maps, and the location of other watercourses and land subject to inundation or flood hazard. This information must be accompanied by a hydrologic/ hydraulic analysis, which meets the criteria set forth in "Yavapai County Flood Control District Reference Stormwater Detention Criteria (1/9/89)", referenced as "Appendices A and B". These documents are on file with the City Engineer;

18. Engineers' calculations and estimated values for each tributary storm runoff for 25 year and 100 year frequency storms, as specified in the Yavapai County Flood Control District Ordinance. The values are to be indicated along the boundary of the development for all points of drainage entering and leaving the property;

19. Proposed cut and/or fill areas showing original and proposed grade levels with elevations and contours;

20. Analysis of traffic impacts and proposed mitigation;

21. Public safety (police and fire protection) considerations;

22. Plans and elevations of buildings and structures indicating the architectural style and construction standards;

23. Proposed signing program;

24. All exterior paint or stain samples with LRV (Light Reflectance Value) indicated and exterior materials and roof samples;

25. Drawings showing provisions for mechanical equipment screening;

26. Information relating to the application of "Alternate Standards," if proposed, as discussed in § 905;

27. Any other information required by the Director, such as a slope analysis, to permit complete analysis and appraisal of the Resort Commercial development.

C. The development plan and supporting statements and documents submitted with the application for a Resort Commercial use shall be approved and adopted by the Council and included in the ordinance establishing the

Resort Commercial district. All development within the Resort Commercial district shall comply substantially with the plans approved and adopted by the Council.

**623.04 Property Development Standards.** The following property development standards shall apply to a Resort Commercial development. These requirements are minimums unless otherwise noted.

A. Site planning. The Resort Commercial development shall be designed and developed in a manner compatible with and complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the surrounding areas from potentially adverse influences within the development, including flooding, erosion, subsidence, sloping of the soil or other dangers, annoyances or inconveniences. Condition of the soil, ground water level, drainage and topography shall be appropriate to both kind and pattern of use intended.

B. Yards.

1. Front yards:

a. There shall be a front yard of not less than 30 feet in depth where a parcel abuts an arterial or major collector.

b. There shall be a front yard of not less than 20 feet in depth where a parcel abuts other than an arterial or major collector street.

2. Interior side yards are not required except wherever the site abuts a lot in any residential district.

3. Exterior side yards shall be not less than 20 feet.

4. Rear yards are not required except wherever the site abuts a lot in any residential district.

5. A minimum building setback of 20 feet shall be required wherever the site abuts a lot in any residential district.

C. Lot coverage. Maximum lot coverage shall not exceed 25%.

D. Floor area ratio. Floor area ratio shall not exceed 0.50.

## District Regulations

E. Access. All lots shall have frontage on and vehicular access from a dedicated street unless other frontage and/or permanent vehicle access has been approved by the Director. Each building site shall have a minimum width, easement or right-of-way for access of 20 feet.

F. Distance between buildings. There shall not be less than 10 feet between an accessory building and a main building or between 2 buildings.

G. Accessory structures. Accessory structures and architectural features shall comply with the requirements of Article 9.

H. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

I. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Utilities. All utilities within a Resort Commercial development shall be placed underground.

1. A common central television antenna or receiver may be provided with underground cable service to all units.

2. For purposes of this section, appurtenances and associated equipment such as, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets and concealed conduit in an underground system may be placed aboveground.

K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

L. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

M. Landscaping. The landscaping provisions of Article 9 shall apply.

N. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

O. Signs. Signs shall comply with the provisions of Article 11.

P. Design standards. The provisions of Article 10 shall apply as administered through the development review process of § 401.

**623.05 Other Requirements.** Resort commercial developments shall relate harmoniously to the topography of the site, shall make suitable provision for the preservation of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas and shall be designed to use and retain these natural features and amenities to the best advantage. The Commission and/or Council shall insure that the public welfare and safety is preserved and that provisions are made for harmonious and appropriate development of the land by requiring, as needed, the following:

A. Preservation of natural features, such as trees, hilltops, watercourses and archeological and historical sites;

B. Architectural plans of building design in addition to a comprehensive plan for the development;

C. Proof of adequate sanitary sewage and water systems;

D. Adequate fire protection;

E. Schedule of plan implementation;

F. Additional mitigation measures to address issues of public safety and welfare.

**623.06 Adoption of Development Plan.** The development plan and supporting statements and documents submitted with the application for a Resort Commercial development shall be approved and adopted by the Council and included in the ordinance establishing the RC District. All development within the RC District shall comply with the plans as approved and adopted by the Council.

A. Action by the Planning and Zoning Commission. Upon completing its public hearing on the Resort Commercial application, the Commission shall transmit its recommendation to the Council.

1. The recommendation of the Commission shall include the reasons for approval or disapproval of the application and if recommended for approval shall give specific evidence and facts showing that the plan meets with the following:

a. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area;

## Sedona - Land Development Code

b. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;

c. That the development will promote or preserve environmental quality and conserve energy usage and resources, including the protection of adequate sunlight for the use of solar energy systems.

2. The recommendations of the Commission may include reasonable additional conditions as necessary to promote the purpose of this Code.

B. Action of the City Council. Following the conclusion of its public hearing, the Council may approve the Resort Commercial development, stipulating those conditions it deems necessary to carry out the purpose of this Code. If the Resort Commercial District is approved, it shall be incorporated as part of the Zoning Map. The Council shall include the reasons for approval or disapproval of the application and shall give specific evidence and facts showing that the application meets with the following:

1. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area;

2. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;

3. That the development will promote or preserve environmental quality and conserve energy usage and resources, including the protection of adequate sunlight for use of solar energy systems.

**623.07 Amendments to the Development Plan.** Any amendments to the approved plans shall be accomplished in the same manner as the original rezoning application procedure as prescribed in § 400, with the exception of minor amendments as specified below. The following procedure shall be followed for any amendment to a Resort Commercial development, including amendments to a development phasing schedule.

### A. Major amendments.

1. An applicant or his successors in interest may file a request for a major amendment with the Director.

2. The change will be deemed major if it involves any 1 of the following:

a. An increase in the approved totals of dwelling units or gross leasable area for the Resort Commercial development;

b. A significant change in the zoning district boundaries as determined by the Director, from those approved for the Resort Commercial development;

c. Any change which could have significant impact on areas adjoining the Resort Commercial development as determined by the Director;

d. Any change which could have a significant traffic impact on roadways adjacent or external to the Resort Commercial development as determined by the Director.

3. The Director will bring the major amendment before the Commission and the Council and will submit background material and recommendations.

### B. Minor amendments.

1. A Resort Commercial development applicant or his successors in interest may file a request for a minor amendment with the Director.

2. The request will be routed for comment to any affected city departments or other agencies.

3. Upon receipt of comments, the Director will determine whether the requested change is minor or major.

4. If the requested change is determined to be minor, an amended plan shall be submitted for public record.



## District Regulations

### § 624 PD - PLANNED DEVELOPMENT DISTRICT.

**624.01 Purposes.** The Planned Development District is designed to achieve the following purposes:

A. To provide for various types and combinations of land uses as coordinated, comprehensive projects to take advantage of the superior environment which can result from large-scale site planning;

B. To allow diversification of land uses as they relate to each other in a physical and environmental arrangement, while insuring substantial compliance with the provisions of this Code;

C. To provide for a zone encompassing various types of land uses, such as, single-family residential developments, multiple housing developments, professional and administrative office areas, commercial centers and any public or semi-public use or combination of uses through the adoption of a development plan and text materials, which set forth land use relationships and development standards;

D. To encourage and permit unified planning to achieve a compatible mixture and variety of land uses within the Planned Development District and with the existing and anticipated development in the surrounding area;

E. To promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety, creative design and sensitivity to the natural environment.

Planned Development districts may be established where tracts suitable in location, area, and character for the uses and structures proposed will be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined with reference to the existing and prospective character of surrounding development.

#### **624.02 Applicability.**

A. For the purposes of these regulations, a Planned Development shall apply to:

1. Land under unified control to be planned and developed as a whole;

2. A single development operation or a programmed series of development operations;

3. Principal and accessory structures and uses substantially related to the character and purpose of the District.

B. A Planned Development shall be:

1. Developed according to comprehensive and detailed plans that include the locations of streets, utilities, lots, building sites and other uses; site plans and floor plans for all buildings as intended to be located, constructed, used and related to each other; and detailed plans for other uses and improvement on the land as related to the buildings; and

2. Include a program for provision, operation and maintenance of areas, facilities and improvements which will be for common use.

#### **624.03 Use Regulations.**

A. Permitted uses and structures.

1. Uses designated on the development plan for the particular Planned Development district as approved by the Council.

2. The continuation of all land uses which existed in the zoning district of the property to be rezoned at the time of adoption of a development plan. Existing land uses shall either be incorporated into the development plan or terminated in accordance with a specific abatement schedule submitted and approved as part of the development plan. Proposed uses shall be in conformance with those uses specified in the Sedona Community Plan, or specific plan for the area.

3. Public utility and public service substations, water tanks, pumping plants, offices, and similar installations, as designated on the development plan.

4. Single-family, 2-family and multi-family dwellings, whether detached, semi-detached or attached as designated on the development plan. Rentals of dwelling units for periods of less than 30 consecutive days is prohibited.

5. Home occupations subject to the requirements set forth in § 915.

6. Community facilities and public areas, such as airports, hospitals, parks, playgrounds, fairgrounds, cemeteries and crematories and natural open space, as designated on the development plan.

## Sedona - Land Development Code

7. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in § 914.

8. Commercial uses and other nonresidential uses limited to uses specified in the Sedona Community Plan. Uses may be specifically and selectively authorized according to type and size only when integrated by design as an essential element of the development and only in an area approved as provided herein.

9. Accessory uses and structures incidental to permitted uses.

10. Religious institution.

**B. Uses subject to a conditional use permit.**

1. Model homes.

2. Subdivision sales offices in permanent structures.

**C. Uses subject to temporary use permit.** Any temporary uses as prescribed in § 407.

### **624.04 Approvals Required.**

A. Prior to the construction of physical improvements and the issuance of building permits, Council approval of rezoning shall be obtained as specified in § 400 and Single-family Residential Review is required for single-family uses, as outlined in § 403. Where required, development review approval shall be obtained as specified in § 401, conditional use permits shall be obtained as specified in § 402, and temporary use permits as specified in § 407.

B. All Planned Development rezoning applications are subject to the provisions of § 400 and are considered as conditional rezoning applications as specified in § 400. In addition to the application submittal requirements set forth in § 400, all Planned Development rezoning applications shall include the following:

1. A written report shall accompany the submittal in which the applicant should describe the overall project and explain and discuss the intent of the development proposal with specific reference to the following general issues:

a. Overall design rationale and principles of the layout with specific reference to roads and internal circulation;

b. Compatibility with surrounding land uses;

c. Anticipated environmental, visual, traffic, drainage or other impacts on the community; and

d. Any other specific area or issue requiring further explanation to assist the Director in his evaluation of the proposal.

2. Name, address and telephone number of record owner of property and of the applicant if not the record owner.

3. Scale (written and bar graph), north point and date of preparation for all plans and maps, including dates of any subsequent revision.

4. A boundary survey map of the property.

5. A topographic map with a minimum 2-foot contour, or at such other intervals as approved by the Director.

6. A map (at a minimum scale of 1":10' for that portion of the lot within 30 feet of the building or structure) identifying the following, as applicable:

a. All trees over 2" DBH, indicating canopy size and species and indicating those trees to be removed; and

b. All natural topographic features such as watercourses, rock outcrops, native vegetation and trees; and

c. A map identifying areas of existing man-made scarring and, if proposed, a restoration program.

7. In areas with a slope greater than 30%, a soil and geology report identifying areas of unstable slopes, but only if actual construction will occur in the 30+ % slope areas.

8. A context map which clearly portrays any unusual visual features on or within 500 feet of the site.

## District Regulations

This presentation may include such materials, at the applicant's option, as slides, photographs, cross sections, maps, computer simulations, perspectives or models.

9. A circulation plan map delineating the location, classification, names and widths of all major public or private streets and rights-of-way, pedestrian ways, trails and bikeways within 500 feet of the property boundary, as well as the names of adjacent subdivisions or tracts.

10. A general land use map setting forth the proposed uses of all sections or areas within the subject property and the approximate acreage of each.

11. An accompanying text setting forth the land use regulations which constitute the standards of development designed to govern those sections or areas specified in the development plan. Such standards shall contain definitions and information concerning requirements for building site coverage, building heights, building setbacks, off-street parking, vehicular access, signing, lighting, including a complete lighting plan, storage, screening, landscaping and any other information which the Director shall require to ensure substantial compliance with the purpose of the Planned Development District.

12. A statement of the standards of population density for the various proposed residential land uses.

13. The type and design of buildings or structures and the number of dwelling units per gross acre proposed for each residential area.

14. Preliminary concept or design drawings indicating proposed walkways, driveways and service areas.

15. The general location of school sites, recreational areas and other public and semi-public sites and the approximate area of each.

16. Irrevocable offers to dedicate all areas shown on the plan as public property.

17. A plan showing the proposed configuration, size in acres, number of residential units and/or lots, the square footage of non-residential proposed buildings and underlying zoning categories for each use.

18. A development phasing map and proposed timing schedule delineating the configuration, size

in acres and general sequence of development and dedication.

19. A general development site plan drawn to a scale of not less than 100 feet to the inch, with at least the following details shown to scale and dimensioned:

a. Location of each existing and proposed structure in the development area, their use or uses, the number of stories, the gross building and floor areas and approximate location of entrances and loading points;

b. All streets, curb cuts, driving lanes, parking areas, loading areas, public transportation points and related illumination facilities, including a complete lighting plan;

c. All pedestrian walks, malls and open areas for the use of occupants and the public;

d. Location and height of all walls, fences and screen planting, including a plan for landscaping of the development and the method by which such landscaping is to be accomplished;

e. Types of surfacing, such as, paving, turfing or gravel to be used at various locations.

20. Preliminary construction drawings showing the location, names, areas, width, proposed grade curve, super elevations, sight distances and radii for all streets, highways and ways in the proposed development. Connections to adjoining platted tracts and/or streets contained in these tracts.

21. Preliminary construction drawings showing the width and approximate locations of all existing or proposed easements or rights-of-way, whether public or private, for streets, drainage, sewers, public utilities, flood control, access to adjacent public lands or other community facilities.

22. A document including all proposed modifications to basic ordinance requirements (such as lot size, setbacks, lot coverage and other criteria as indicated in the Land Development Code for that density).

23. Designation of all land to be dedicated or reserved for public use, with use indicated.

24. Locations, elevations and sizes of culverts, storm drains and detention facilities. This

## Sedona - Land Development Code

information must be accompanied by a hydrologic/ hydraulic analysis, which meets the criteria set forth in "Yavapai County Flood Control District Reference Stormwater Detention Criteria (1/9/89)", referenced as "Appendices A and B". These documents are on file with the City Engineer.

25. A report by a licensed sanitary engineer describing proposed wastewater disposal.

26. The location of floodway and floodplain boundaries and base flood elevations, as determined by the Federal Emergency Management Agency (FEMA) Flood Maps, and the location of other watercourses and land subject to inundation or flood hazard. This information must be accompanied by a hydrologic/ hydraulic analysis, which meets the criteria set forth in "Yavapai County Flood Control District Reference Stormwater Detention Criteria (1/9/89)", referenced as "Appendices A and B". These documents are on file with the City Engineer.

27. Engineers' calculations and estimated values for each tributary storm runoff for 25 year and 100-year frequency storms, as specified in the Yavapai County Flood Control District Ordinance. The values are to be indicated along the boundary of the development for all points of drainage entering and leaving the property.

28. Proposed cut and/or fill areas showing original and proposed grade levels with elevations and contours.

29. Analysis of traffic impacts and proposed mitigation.

30. Public safety (police and fire protection) considerations.

31. Estimated demand for and supply of water.

32. Plans and elevations of buildings and structures indicating the architectural style and construction standards.

33. The proposed means for assuring continuing existence, maintenance and operation of the various common elements and facilities. If a community association or similar governing structure is to be established, a copy of the covenants, conditions and restrictions (CC&R's) shall be made part of the record.

34. Any other information required by the Director, such as a slope analysis, to complete analysis and appraisal of the planned development.

**624.05 Property Development Standards.** The following development requirements shall apply to all buildings permitted in the Planned Development District.

A. The planned development shall be designed and developed in a manner compatible with and complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the surrounding areas from potentially adverse influences within the development, including flooding, erosion, subsidence or sloping of the soil or other dangers, annoyances or inconveniences. Condition of the soil, ground water level, drainage and topography shall be appropriate to both kind and pattern of use intended.

B. There shall be no minimum area requirement for individual lots or individual dwelling sites in a planned development.

C. The maximum number of dwelling units permitted in a planned development shall be determined by dividing the proposed development by the density restrictions designated on the Sedona Community Plan or specific plan for the area, or by the action of the Council.

D. The following specific site development requirements shall apply to a Planned Development District. These requirements are minimums unless otherwise noted:

1. Site area shall be no less than 1 acre;
2. Front yards shall be no less than 20 feet;
3. Side yards shall be not less than 20 feet;
4. Where a yard abuts a street there shall be an exterior side yard of 20 feet;
5. Rear yards shall be no less than 25 feet;
6. All buildings, structures, walls and fences shall comply with the height and screening provisions of Article 9;

## District Regulations

7. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9;

8. Trees shall be preserved and planted to comply with the provisions of Article 9;

9. Outdoor lighting shall comply with the provisions of Article 9;

10. Maximum lot coverage shall be shall be no greater than 40 %;

11. The number of required parking spaces shall comply with the provisions of Article 9;

12. Guest parking spaces shall be provided at the ratio of 1 guest parking space per dwelling unit;

13. Signs shall comply with the provisions of Article 11;

14. Accessory uses and structures shall be located as specified on the development plans approved by the Commission. Accessory structures shall meet all of the setbacks for site development as specified in Article 9.

E. Required open space shall comprise at least 35% of the total area. Buildings, streets, driveways or parking spaces may not be counted in satisfying this open space requirement, provided, however, that the land occupied by recreational buildings, structures or uses may be counted as required open space.

F. At least one-half of the required open space shall be left in its natural state, particularly if natural features worthy of preservation exist on the site. Open space left in its natural state shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard. Areas devoted to natural or improved flood control channels and areas encumbered by flowage, floodway or drainage easements may be applied toward satisfying this portion of the total open space requirement.

G. If development is to be accomplished in stages, the development plan shall coordinate improvement of the open space, the construction of buildings, structures and improvements in this open space and the construction of dwelling units, in order that each development stage sustains a proportionate share of the total open space and environmental quality of the total planned development.

H. All or any part of the required open space may be reserved for use in common by the residents of the planned development. Areas permanently reserved for common open space shall be reserved for the use and enjoyment of the residents in a manner which makes the city or a public district or public agency a party to and entitled to enforce the reservation, subject to approval by the City Attorney. The Commission may request that open space easements over the required open space be conveyed to the city.

I. No building, except as specifically provided, shall be located closer than 5 feet from any interior vehicular or pedestrian way, court, plaza, open parking lot or other surfaced area reserved for public use or use in common by residents of the planned development. This setback generally shall be measured from the nearest edge of a surfaced area, such as a sidewalk. If no sidewalk exists in conjunction with a public or private street, the setback shall be measured from the nearest edge of the street right-of-way or private road easement.

J. No garage or carport having straight-in access from a public or private street shall be located closer than 25 feet from the nearest edge of the sidewalk of this street. Where no sidewalk exists, this measurement shall be from the nearest edge of the street right-of-way or road easement.

K. Spacing between buildings shall be at least 20 feet.

L. All public streets within or abutting the proposed planned development shall be dedicated and improved to city specifications for the particular classification of street. When the developer desires to retain any streets within the development as private streets, these streets shall be constructed to city standards, permanently reserved and maintained for their intended purpose by means acceptable to the City Engineer. Other forms of access, such as, pedestrian ways, courts, plazas, driveways or open parking lots shall not be offered for dedication.

M. Planned developments shall relate harmoniously to the topography of the site, shall make suitable provision for the preservation of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas and shall be designed to use and retain these natural features and amenities to the best advantage.

N. All utilities within a planned development shall be placed underground.

## Sedona - Land Development Code

1. A common central television antenna or receiver may be provided with underground cable service to all dwelling units.

2. For the purposes of this section, appurtenances and associated equipment such as, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets and concealed conduit in an underground system may be placed above ground.

O. Design standards. The provisions of Article 10 shall apply as administered through the development review process of § 401.

**624.06 Other Requirements.** The Commission and/or Council shall insure that the public welfare and safety is preserved and that provision is made for harmonious and appropriate development of the land by requiring, as needed, the following:

A. Declaration of public use space for parks, schools, recreation areas, and the like;

B. Coordination of street layout with existing or planned streets;

C. Preservation of natural features, such as trees, hilltops, water courses and archeological and historical sites;

D. Architectural plans of building design in addition to a comprehensive plan for the development;

E. Proof of adequate sanitary sewage and water systems;

F. Adequate fire protection;

G. Schedule of plan implementation;

H. Additional mitigation measures to address issues of public safety and welfare.

**624.07 Adoption of Development Plan.** The development plan and supporting statements and documents submitted with the application for a planned development shall be approved and adopted by the Council and included in the ordinance establishing the Planned Development District. All development within the Planned Development District shall comply with the development plans as approved and adopted by the Council.

A. Action by the Commission. Upon completing its public hearing on the Planned Development application, the Commission shall transmit its recommendation to the Council.

1. The recommendation of the Commission shall include the reasons for approval or disapproval of the application, and if recommended for approval shall give specific evidence and facts showing that the application meets with the following:

a. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area;

b. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;

c. That the development will promote or preserve environmental quality and conserve energy usage and energy resources, including the protection of adequate sunlight for use of solar energy systems.

2. The recommendations of the Commission may include reasonable additional conditions and/or modifications to established property development standards as deemed necessary to promote the purpose of this district and this Code.

B. Action by the City Council. Following conclusion of its public hearing, the Council may approve the Planned Development as recommended by the Commission or in a modified form, stipulating those conditions it deems necessary to carry out the purpose of this district and this Code. If the Planned Development is approved, it shall be incorporated as part of the Zoning Map. The Council shall include the reasons for approval or disapproval of the application and shall give specific evidence and facts showing that the application meets with the following:

1. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area;

2. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health,

## District Regulations

safety or welfare or materially injurious to properties or improvements in the vicinity;

3. That the development will promote or preserve environmental quality and conserve energy usage and energy resources, including the protection of adequate sunlight for use of solar energy systems.

**624.08 Amendments to the Development Plan.** Any amendments to the approved plans shall be accomplished in the same manner as the original rezoning application procedure as prescribed in § 400 with the exception of minor amendments as specified below. The following procedure shall be followed for any amendment to a planned development, including amendments to a development phasing schedule.

### A. Major amendments.

1. An applicant or his successors in interest may file a request for a major amendment with the Director.

2. The change will be deemed major if it involves any 1 of the following:

a. An increase in the approved totals of dwelling units or gross leasable area for the Planned Development District;

b. A significant change in the zoning district boundaries as determined by the Director, from those approved for the Planned Development District;

c. Any change which could have significant impact on areas adjoining the planned development as determined by the Director;

d. Any change which could have a significant traffic impact on roadways adjacent or external to the planned development as determined by the Director.

3. The Director will bring the major amendment before the Commission and the Council and will submit background material and recommendations.

### B. Minor amendments.

1. A Planned Development District applicant or his successors in interest may file a request for a minor amendment with the Director.

2. The request will be routed for comment to any affected city departments or other agencies.

3. Upon receipt of comments, the Director will determine whether the requested change is minor or major.

4. If the requested change is determined to be minor, an amended plan shall be submitted for public record.

C. Interpretations. In the event that it becomes necessary to interpret stipulations within the Planned Development District, the Board of Adjustments shall hold a hearing and make such interpretations.

## Sedona - Land Development Code

### § 625 CF COMMUNITY FACILITIES DISTRICT.

**625.01 Purposes.** This district is intended primarily for the accommodation of public/semi-public uses (other than street rights-of-way); the identification of public-accessible areas where all persons would have the opportunity to be involved in and enjoy civic, cultural and recreational pursuits; and the identification and preservation of areas of historic significance.

**625.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Uses subject to conditional use permit.

1. Cemeteries, columbariums and related facilities.
2. Commercial uses incidental and accessory to other listed uses (such as concession stands, small gift shops).
3. Cultural centers.
4. Educational institutions, including charter schools and private schools, provided they offer a curriculum of general instruction similar to public schools subject to the requirements set forth in § 914.
5. Historical landmarks.
6. Libraries and museums.
7. Municipal golf courses.
8. Public buildings and grounds.
9. Public parks and parks maintenance facilities intended for regular parks and recreation maintenance purposes. On-site long-term storage of heavy earth-moving equipment and large trucks is prohibited.
10. Public or private non-profit educational institutions.
11. Public and semi-public community centers and recreational facilities (such as swimming pools, youth activity centers).

12. Public utility and public service substations, water tanks, pumping plants and similar installations, including public utility repair and storage facilities. On-site long-term storage of heavy earth-moving equipment and large trucks is prohibited.

13. Public utility offices.

14. Accessory uses and structures, located on the same site as a conditional use.

B. Uses subject to temporary use permit. Any use prescribed in § 407.

**625.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit for all uses, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**625.04 Property Development Standards.** The following property development standards shall apply to the site of a permitted or conditional use; these requirements are minimums unless otherwise noted.

A. Lot area. Each lot shall have a minimum lot area of 10,000 square feet.

B. Lot dimensions.

1. All lots shall have a minimum width of 100 feet.
2. All lots shall have a minimum depth of 100 feet.

C. Lot coverage. Maximum lot coverage shall not exceed 25%.

D. Floor area ratio. Floor area ratio shall not exceed 0.50.

E. Yards.

1. Front yard. There shall be a front yard having a depth of not less than 30 feet.
2. Side yard. There shall be a side yard of not less than 15 feet.
3. Rear yard. There shall be a rear yard of not less than 20 feet.



## District Regulations

F. Access. All lots shall have frontage on and vehicular access from a dedicated street unless other frontage and/or permanent vehicle access has been approved by the Director. Each building site shall have a minimum width easement or right-of-way for access of 20 feet.

G. Distance between buildings. There shall not be less than 10 feet between an accessory building and a main building or between 2 buildings.

H. Accessory structures. Accessory structures and architectural features shall comply with the requirements of Article 9.

I. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

M. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

N. Landscaping. The landscaping provisions of Article 9 shall apply.

O. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

P. Signs. Signs shall comply with the provisions of Article 11.

Q. Design standards. The provisions of Article 10 shall apply as administered through the development review process of Article 4.

## Sedona - Land Development Code

### § 626 P - PARKING DISTRICT.

**626.01 Purpose.** This district is intended to provide and identify areas reserved and developed exclusively for public or private off-street parking areas and to accommodate the establishment of parking districts which provide an alternate means of meeting the off-street parking requirements for multiple businesses in a defined area.

**626.02 Use Regulations.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Permitted uses and structures.

1. Public or private open parking lots, including incidental control gates, pay boxes or guard sheds, shall be permitted as a matter of right.

2. Accessory uses and structures located on the same site as a permitted use.

B. Uses subject to conditional use permit.

1. Public or private garages or other parking structures including incidental appurtenances.

2. Accessory uses and structures located on the same site as a conditional use.

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**626.03 Approvals Required.** Before the construction of physical improvements and the issuance of a building permit for all uses development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits as outlined in § 407.

**626.04 Property Development Standards.** The following property development standards shall apply to all permitted land and building uses.

A. Yards.

1. A minimum 10 feet wide front and street side setback area shall be required. These setback areas shall be landscaped except for necessary walks and drives.

2. A parking garage or structure shall maintain a minimum setback of 20 feet from any property in an Office Professional, General Commercial or residential zoning district.

B. Walls, fences and required screening.

1. Wherever off-street parking lots abut property in any Office Professional, General Commercial or residential zoning district, a masonry wall, solid wood fence or other suitable screening and/or screen landscaping 6 feet in height shall be erected and maintained between the parking lot and these districts.

2. Wherever off-street parking lots are situated across the street from property in any Office Professional, General Commercial or residential zoning district, a masonry wall or berm and/or screen landscaping 3 feet in height shall be erected and maintained between the parking lot and the front property line.

C. Height regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

D. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

E. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

F. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

G. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

H. Landscaping. All required landscaping shall comply with the requirements of Article 9.

I. Off-street parking. The provisions of Article 9 shall apply.

J. Signs. The provisions of Article 11 shall apply.

K. Development standards.

1. The design and configuration of a parking lot shall comply with the site development standards prescribed in Article 9.

## **District Regulations**

2. The design and configuration of a parking garage or structure shall comply with the site development standards prescribed in Article 9 or as specified in the conditional use permit.

L. Design standards. The provisions of Article 10 shall apply as administered through the development review process of § 401.

## Sedona - Land Development Code

### § 627 OS - OPEN SPACE AND RECREATION DISTRICT.

**627.01 Purposes.** This district is intended primarily for those areas of the city where it is desirable and necessary to provide permanent open spaces when they are necessary to safeguard the health, safety and general welfare and to provide for the location and preservation of scenic areas and recreation areas.

**627.02 Use Regulation.** Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Permitted uses and structures.

1. Agricultural experimental facilities.
2. Historical landmarks.
3. Accessory uses and structures incidental to permitted uses.

B. Uses subject to conditional use permit.

1. Flood control facilities.
2. Public utility and public service substations, water tanks, pumping plants and similar installations, not including public utility offices or repair or storage facilities.
3. Public or private non-commercial campgrounds and picnic areas.
4. Public parks and related active recreational facilities.
5. Accessory uses and structures incidental to the conditional use and located on the same site as a conditional use, including parks maintenance facilities intended for regular parks and recreation maintenance purposes. On-site long-term storage of heavy earth-moving equipment and large trucks is prohibited.

C. Uses subject to temporary use permit. Any use prescribed in § 407.

**627.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building

permit for all uses, development review approval shall be obtained as outlined in § 401. Where required, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

**627.04 Property Development Standards.** The following property development standards shall apply to all permitted land and building uses.

A. Height regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

B. Distance between buildings. There shall not be less than 10 feet between an accessory building and a main building or between 2 buildings.

C. Accessory structures. Accessory structures and architectural features shall comply with the requirements of Article 9.

D. Screening and landscaping. Screening and landscaping requirements for a conditional use shall comply with the provisions of Article 9 or as specified in the use permit.

E. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

F. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

G. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

H. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

I. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

J. Signs. Signs shall comply with the provisions of Article 11.

K. Design standards. The provisions of Article 10 shall apply as administered through the development review process of § 401.

## **District Regulations**

### **§ 628 NF - NATIONAL FOREST DISTRICT.**

**628.01 Purpose.** This district is intended to prescribe permissible uses for Coconino National Forest lands currently subject to the jurisdiction of the United States Forest Service (USFS) and located within the corporate boundaries of the city.

**628.02 Use Regulations.** All uses are subject to the provisions of the “Coconino National Forest Land Use and Resource Management Plan” and other applicable USFS policies, approvals and/or management provisions.

**628.03 Approvals Required.** Before the construction of physical improvements, approval of the USFS shall be obtained.

**628.04 Property Development Standards.** Property development standards prescribed by USFS shall apply to all land and buildings permitted in the National Forest District.

**628.05 Transfer of national forest lands to private ownership.** No nonconforming building, structure or use which ceases to be used for a period exceeding 6 months or is superseded by a conforming use shall again be devoted to the nonconforming use except that which has been damaged by fire, flood, explosion, earthquake, war, riot, or act of God. In such an event the building or structure may be reconstructed pursuant to of Article 12, nonconforming situations, and used as before, if done within 12 months of such calamity. Where provisions of Article 12 are in conflict with county flood control requirements, the more restrictive provisions shall apply.

## Sedona - Land Development Code

### § 629 L LODGING DISTRICT.

**629.01 Purpose.** This district is intended to provide for the reasonable accommodation of hotel, motel, timeshare, or similar lodging uses and other commercial uses within the community in a manner that:

A. Is consistent with the Sedona Community Plan or Specific Plan for the area;

B. Preserves the small town community character of Sedona;

C. Is compatible in size, scale, intensity and character of use with infrastructure improvements and other land uses in the vicinity of its location;

D. Integrates, through its design, development, operation and maintenance, a character of use consistent with area conditions, other developments and infrastructure improvements;

E. Equitably addresses the impacts of its development and operation on present and future community infrastructure needs, as well as the impact of its development on present and future community service needs;

F. Ensures the provision of appropriate vehicular parking and maneuvering accommodations;

G. Promote economical and efficient land use with creative design and sensitivity to the natural environment and the unique character of Sedona;

H. Eliminates or reduces to conformity as quickly as possible all legal nonconforming lodging uses and particularly those in which individual third-party purchasers will share a financial and ownership interest.

#### **629.02 Use Regulations.**

##### **A. Permitted uses and structures.**

1. Hotel, motels, timeshare, or similar lodging uses designated on a development plan as approved by the Council.

2. Accessory commercial uses designed to serve and provide for the convenience of guests; and recreational facilities designed primarily for and limited to use by guests of the facility.

3. Administrative and executive offices.

4. Amusement arcades.

5. Antique shops.

6. Apparel stores.

7. Appliance and hardware stores.

8. Auction houses/stores.

9. Auto parts stores, including minor machine services, such as on-site brake rotor turning.

10. Automobile repair, minor (within completely enclosed building).

11. Barber and beauty shops.

12. Bicycle and moped shops.

13. Blueprint and photocopy services.

14. Books, gifts and stationery stores.

15. Bowling alleys and billiard halls.

16. Campaign headquarters.

17. Candy stores and confectioneries.

18. Catering establishments.

19. Clerical and professional offices.

20. Clubs and lodges for youth (YMCA and the like).

21. Cocktail lounges and bars.

22. Commercial art galleries.

23. Convalescent homes.

24. Convenience markets with no gasoline pumps.

25. Custom service and craft shops, limited to 3,000 square feet of shop floor area.

26. Dairy products stores.

## District Regulations

- schools.
27. Dancing, art, music and business
28. Department stores.
29. Decorating and drapery shops.
30. Drive-in stores and restaurants.
31. Drug stores and pharmacies.
32. Employment services.
33. Financial institutions.
34. Florist shops.
35. Furniture stores.
36. Hobby shops.
37. Janitorial services and supplies.
38. Jewelry stores.
39. Laundry and dry cleaning pick-up and delivery agencies and self-service laundries.
40. Liquor stores.
41. Massage therapy.
42. Medical, dental and related health services for humans, including laboratories and clinics.
43. Mortuaries.
44. Newspaper and magazine stores.
45. Nurseries and garden supply stores, providing that all merchandise, equipment and supplies other than plants are kept within enclosed buildings or a fully-screened enclosure.
46. Office and business machine stores.
47. Pet shops and supplies and feed stores.
48. Printing shops.
49. Private clubs and lodges operated solely for the benefit of the bona fide members.
50. Postal contract stations with no more than 1,000 post office boxes.
51. Public and private libraries and museums.
52. Public and private parking facilities.
53. Public utility and public service offices.
54. Public utility and public service substations, pumping plants and similar installations not exceeding 650 square feet, but not including public utility offices, water tanks, or repair or storage facilities.
55. Radio stations (commercial) without on-site transmitting towers or without roof-mounted satellite, receive-only earth stations.
56. Religious institutions, columbariums and places of worship in permanent buildings.
57. Restaurants, including sale of alcoholic beverages.
58. Retail bakeries which may include baking and confection making for on-site sale only.
59. Shoe stores, sales and repair.
60. Sign painting shops within a closed building.
61. Single-family and multi-family residential uses in conjunction with commercial uses.
62. Skating rinks.
63. Small appliance repair.
64. Sporting goods stores.
65. Stamp and coin shops.
66. Supermarkets.
67. Swimming pool/spas sales and service.
68. Tailor shops.
69. Taxidermists.

## Sedona - Land Development Code

- 70. Telegraph offices.
- 71. Television and radio sales and service.
- 72. Theaters.
- 73. Tire sales and service, conducted within completely enclosed building.
- 74. Tobacco shops.
- 75. Toy stores.
- 76. Travel agencies.
- 77. Variety stores.

78. Accessory uses and structures incidental to permitted uses.

### B. Uses subject to conditional use permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations 650 square feet or greater, but not including public utility offices, repair or storage facilities.

2. Accessory uses and structures located on the same site as a conditional use.

3. Automobile rentals.

4. Post Office.

5. Non-profit fund-raising activities that are not conducted within permanent structures and which occur on a more frequent basis than provided for under § 407 are subject to the conditional use permit provisions of § 402.

C. Open air businesses. Open air businesses are subject to the requirements set forth in § 917.

D. Uses subject to temporary use permit. Any use prescribed in § 407.

### **629.03 Approvals Required.**

A. Prior to the establishment of new hotel, motels, timeshare, or similar lodging uses, construction of physical improvements and the issuance of building permits, Council approval of rezoning to the L (Lodging) District shall be obtained as specified in § 400. Where

required, development review approval shall be obtained as outlined in § 401, conditional use permits shall be obtained as outlined in § 402 and temporary use permits shall be obtained as outlined in § 407.

B. Existing projects, properties or units, both within and outside of an existing L District designation or Planned Development District, including without limitations, those presently owned and operated as hotels/motels, condominiums, town homes, planned developments, bed and breakfasts, country inns, and temporary use facilities, shall not increase the number of lodging units or be converted to hotel, motel, timeshare or similar lodging projects without first obtaining a rezoning approval.

C. All L (Lodging) District rezoning applications are subject to the provisions of § 400, and are considered as conditional rezoning applications as specified in § 400. The submittal requirements for the establishment of new hotel, motel, timeshare or similar lodging projects (not including conversions) and other uses in conjunction with the establishment of the L District are as follows:

1. Fill out rezoning application including: name, address and telephone number of record owner(s) of property and of the applicant if not the record owner;

2. Letter of intent or report providing details of the rationale for development and explaining the development proposal. At a minimum, the following topics shall be addressed:

- a. General description of the development proposal;
- b. Access;
- c. Parking;
- d. Grading and drainage;
- e. Wastewater disposal;
- f. Architectural design of the project;
- g. Vegetation and landscaping;
- h. Signage;
- i. Exterior lighting;
- j. Utility connections;



## District Regulations

- k. Special benefits to the city as a result of zone change;
  - l. Water balance study relating to proposed project landscaping;
  - m. Anything else to fully describe the nature and rationale for the proposed development.
  - 3. Proof of ownership of the property or if applicant is not the owner, letter of authorization to file by the owner.
  - 4. Site/Landscape plan.
  - 5. Typical floor plans.
  - 6. Title Report or A.L.T.A. survey showing all easements on the subject property.
  - 7. Preliminary grading plans.
  - 8. Preliminary drainage plans and report.
  - 9. Slope analysis indicating by area the following slope categories:
    - a. 0% < 10%;
    - b. 10% < 20%;
    - c. 30% < 40%;
    - d. 40% and greater.
  - 10. In areas with a slope greater than 30% where construction will occur, a soil and geology report identifying areas of unstable slopes.
  - 11. Report on effluent disposal methods.
  - 12. A circulation plan map delineating the location, classification, names and widths of all major public or private streets and rights-of-way, all public parking areas, pedestrian ways, trails and bikeways within 600 feet of the property boundary.
  - 13. A context map and associated text delineating zoning, land uses and land use relationships within 600 feet of the property boundaries.
  - 14. A development phasing map and proposed timing schedule delineating the configuration, size in acres and general sequence of development and dedication.
  - 15. Traffic impact study.
  - 16. List of property owners within 300 feet of the subject property and keyed to a map. The list shall be the most current ownership information supplied through the County Assessor's office.
  - 17. Property owners within 300 feet shall be provided on mailing labels (2 sets).
  - 18. Certification letter from applicant stating that the ownership list within 300 feet is accurate. The certification letter shall be notarized.
  - 19. Legal description of subject property.
  - 20. Filing fee.
  - 21. Any other information required by the Director to permit completed analysis and appraisal of the project.
- D. Timeshare projects shall provide all of the submittal requirements set forth in § 629.03C. and the following:
- 1. The proposed duration of timeshare intervals;
  - 2. Identification of the timeshare interval as a timeshare estate or timeshare use;
  - 3. Any restrictions on the use, occupancy, alteration, or alienation of timeshare intervals;
  - 4. The recorded declaration of dedication of the project or other project governing instruments or contracts incorporating all covenants of the grantor or lessor and creating the timeshare interests and the provisions of the plan to include organization of an association of timeshare interest owners. The declaration or other documents shall include the general provisions listed in A.R.S. § 32-2197.04 as applicable to the particular timeshare project. The declaration or other documents to be submitted shall include, without limitation, any of the following documents prepared for the timeshare project: timeshare declaration, covenants, conditions and restrictions, declaration of trust, cooperative articles of incorporation, bylaws and proprietary lease, vacation club master agreement and membership agreement, vacation license contract, articles of incorporation of owners

## Sedona - Land Development Code

association, rules and regulations, and management or agency agreement for the maintenance and operation of the timeshare project and/or timeshare units.

E. The submittal requirements for hotel, motel, timeshare or similar lodging conversions, include all of the submittal requirements for new facilities as noted in § 629.03C. with the exception of items 7 - 10, and also include the following:

1. For hotel, motel, timeshare or similar lodging conversions, a list of all owners of the property being converted, if the property has previously been divided into separately owned units, dwelling units or lots, a list of all owners of such units, dwelling units or lots;

2. For the conversion of any units in any condominium or town home project or dwelling units in any planned development project, the written statement from not less than 75% of the owners of all existing units or dwelling units in the project indicating their unconditional approval of the hotel/motel conversion signed by such owners not more than 90 days prior to the date of the application for consideration of the project.

F. A subdivision plat submitted for purposes of creating or describing the units of a timeshare shall not be approved unless and until the property which is the subject of the plat is zoned L (Lodging) District and the proposed timeshare conforms in every respect to the L (Lodging) District zoning regulations in effect at the time of the submittal.

**629.04 Property Development Standards.** The following property development standards shall apply to a Lodging District development. These requirements are minimums unless otherwise noted:

A. Site area. The minimum size of an L (Lodging) District shall be one-half acre.

B. Lot dimensions. All lots shall have a minimum width and depth of 100 feet.

C. Lot coverage. Maximum lot coverage for commercial uses shall not exceed 25%.

1. If market rate residential uses and commercial uses are combined in a mixed use project, the maximum lot coverage shall not exceed 25%. The market rate residential portion shall not exceed 5% lot coverage of the entire site.

2. Notwithstanding the foregoing, if affordable residential uses and commercial uses are combined in a mixed use project, the maximum lot coverage shall not exceed 35%. The residential portion shall not exceed 10% of the entire site.

D. Floor area ratio. Maximum floor area for commercial uses shall not exceed 0.50. If market rate residential uses and commercial uses are combined in a mixed-use project, the maximum floor area ratio shall not exceed .50. However, if affordable residential uses and commercial uses are combined in a mixed-use project, the maximum floor area ratio shall not exceed .70.

E. Yards.

1. There shall be a front yard of not less than 15 feet in depth.

2. Interior side yards are not required except wherever the site abuts a lot in any residential district, in which case a 20-foot setback shall be maintained.

3. Exterior side yards shall be not less than 10 feet.

4. Rear yards are not required except wherever the site abuts a lot in any residential district in which case a 20-foot setback shall be maintained.

F. Access. All lots shall have frontage on and vehicular access from a dedicated street unless other frontage and/or permanent vehicle access has been approved by the Director. Each hotel/motel project building site shall have a minimum easement or right-of-way width for ingress-egress of 30 feet.

G. Distance between buildings. There shall not be less than 10 feet between an accessory building and a main building or between 2 buildings.

H. Accessory structures. Accessory structures and architectural features shall comply with the requirements of Article 9.

I. Height and screening regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

J. Color and materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

## District Regulations

K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

M. Outdoor lighting. Outdoor lighting shall comply with the provisions of Article 9.

N. Landscaping. The landscaping provisions of Article 9 shall apply.

O. Off-street parking. Off-street parking shall comply with the provisions of Article 9.

P. Signs. Signs shall comply with the provisions of Article 11.

Q. Design standards. The provisions of Article 10 shall apply as administered through the development review process of § 401.

**629.05 Adoption of Development Plan.** The development plan and supporting statements and documents submitted with the application for a project in conjunction with L District rezoning shall be approved and adopted by the Council and included in the ordinance establishing the L (Lodging) District. All development within the L (Lodging) District shall comply with the plans as approved and adopted by the Council.

A. Action by the Planning and Zoning Commission.

1. Upon completing its public hearing on the L (Lodging) District application, the Commission shall transmit its recommendation to the Council.

2. The recommendation of the Commission shall include the reasons for approval or disapproval of the application and if recommended for approval shall give specific evidence and facts showing that the plan meets with the following:

a. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area and is consistent with the purpose statements set forth in § 629.01;

b. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public

health, safety or welfare or materially injurious to properties or improvements in the vicinity.

B. Action of the City Council. Following the conclusion of its public hearing, the Council may approve the hotel, motel, timeshare or similar lodging project, stipulating those conditions it deems necessary to carry out the purpose of this Code. If the L (Lodging) District is approved, it shall be incorporated as part of the Zoning Map. The Council shall include the reasons for approval or disapproval of the application and shall give specific evidence and facts showing that the application meets with the following:

1. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area and is consistent with the purpose statements set forth in § 629 .01;

2. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

C. Conditions and modifications. The action of the Commission and Council may include reasonable additional conditions and/or modifications to promote the purpose of this District and this code.

**629.06 Amendments to the Development Plan.** Any amendments to the approved plans shall be accomplished in the same manner as the original rezoning application procedure as prescribed in § 400, with the exception of minor amendments as specified below. The following procedure shall be followed for any amendment to an L (Lodging) District, including amendments to a development phasing schedule.

A. Major amendments.

1. An applicant or his successors in interest may file a request for a major amendment with the Director.

2. The change will be deemed major if it involves any 1 of the following:

a. An increase in the approved totals of units for the L (Lodging) District;

## **Sedona - Land Development Code**

b. A significant change in the zoning district boundaries as determined by the Director, from those approved for the L (Lodging) District;

c. Any change which could have significant impact on areas adjoining the L (Lodging) District as determined by the Director;

d. Any change which could have a significant traffic impact on roadways adjacent or external to the L (Lodging) District as determined by the Director.

3. The Director will bring the major amendment before the Commission and the Council and will submit background material and recommendations.

### **B. Minor amendments.**

1. A L (Lodging) District applicant or his successors in interest may file a request for a minor amendment with the Director.

2. The request will be routed for comment to any affected city departments or other agencies.

3. Upon receipt of comments, the Director will determine whether the requested change is minor or major.

4. If the requested change is determined to be minor, an amended plan shall be submitted for public record.

(Am. Ord. 2005-10, passed 7-12-2005; Am. Ord. 2006-17, passed 8-8-2006)

## **District Regulations**

### **§ 630 T - TRANSITIONAL DISTRICTS.**

*Section 630, "T" Transitional Districts, established by Ordinance 99-14, effective December 23, 1999 - November 13, 2003.*

*Replaced by Section 632, "SU" Special Use Districts (Ordinance 03-17).*

## Sedona - Land Development Code

### § 631 H - HISTORIC DISTRICT.

**631.01 Purpose.** The Historic District is intended to promote the use of historic areas for the education, and welfare of the community; to encourage the retention of historic properties and to keep them in active use and in their original appearance, setting and placement; to ensure harmonious growth and development by encouraging the preservation and rehabilitation of historic districts. It is also intended that new or remodeled structures, located within historic districts, be designed and constructed to harmonize with structures located within the immediate vicinity in order to maintain the character of the district and preserve property values.

#### **631.02 Applicability.**

A. The Historic District is an overlay zone. Properties zoned Historic Districts retain the uses of and are subject to the regulations of the underlying zoning. The underlying zoning, which relates primarily to land use and density, continues to be administered by the Planning and Zoning Commission. The Historic Preservation Commission administers the regulations as they relate to the historic preservation. In the case where historic preservation and zoning regulations conflict, the Historic Preservation Ordinance (Article 15) takes precedence.

B. To identify each Historic District on the city's zoning map, the preface "H" is added to the underlying zoning (such as RS-10a becomes HRS-10a).

#### **631.03 Use Regulations.**

##### **A. Permitted Uses and Structures.**

1. Those uses permitted by the underlying zoning and reasonably accommodated within existing structures without altering the historic nature or significance of the structure.

2. The continuation of any land uses which existed at the time of rezoning to a Historic District.

##### **B. Uses Subject to a Conditional Use Permit.**

Any uses permitted by a conditional use permit in the underlying zoning.

C. Uses Subject to Temporary Use Permit shall be as listed in Section 407.

#### **631.04 Criteria for Establishing Historic Districts.**

Each structure, site, building or property within an area that

is included in a Historic District rezoning application will be evaluated using the following criteria to determine if it has historical or other cultural significance or integrity, and is suitable for preservation:

A. Association with events that have made significant contributions to the broad patterns of our history.

B. Association with the lives of persons significant in our past.

C. Embodiment of distinctive characteristics of a type, period or method of construction, or representing the work of a master, or high artistic values or representing a significant and distinguishable entity whose components may lack individual distinctions.

D. Yielding information important in the understanding of the pre-history or history of the community.

E. Being at least 50 years old, or having achieved significance within the past 50 years if the property is of exceptional importance.

F. Possessing integrity of location, design, setting, materials, workmanship, feeling or association.

#### **631.05 Approvals Required.**

A. All Historic District rezoning applications are subject to City Council approval as specified in § 400.

B. In addition to the application submittal requirements set forth in § 400, all Historic District rezoning applications shall include the following:

1. Written description of the proposed Historic District. Description should include approximate construction dates, special aesthetic features, cultural, architectural, archaeological or engineering interest or value of a historic nature, including information about the architecture, notable construction features, and other information indicating the historical significance.

2. Identification of prospective Contributing Properties and how they each meet 1 or more of the Historic District criteria.

3. Current sketches, photographs or drawings.

4. Statement of condition of all structures.

## District Regulations

5. Explanation of any known threats to any property or structures involved.

C. A Certificate of Appropriateness is required before commencing any exterior improvements or development, including alteration, restoration, renovation, reconstruction, new construction, demolition or removal, in whole or in part, of a property located within a Historic District (see Article 15), whether or not the work will require a building permit. Building permits for exterior work in historic districts cannot be issued without first obtaining a Certificate of Appropriateness. If a building permit is sought from the city without a Certificate of Appropriateness, the issuance of the permit shall be deferred until after a Certificate of Appropriateness is issued by the Historic Preservation Commission.

Review and approval of a Certificate of Appropriateness is based, in part, on design guidelines approved as part of the rezoning. If the guidelines for an individual district have not yet been approved, then the Secretary of the Interior's Standards for Rehabilitation will serve in their place. The Historic Preservation Commission may utilize other documents and criteria in their review process as outlined in Article 15.

D. Where required, development review approval shall be obtained as specified in § 401, conditional use permits shall be obtained as specified in § 402, and temporary use permits as specified in § 407.

**631.06 Historic District Design Guidelines.** Design guidelines shall be developed as part of the rezoning process to preserve the historical, architectural and other characteristics which make the district unique. These guidelines shall be used when considering any proposed improvements and development, including any exterior alternation, restoration, renovation, reconstruction, and new construction. Any changes or additions shall conform to the intrinsic and unique character of the building or structure itself and adopted design guidelines. Proposed design of any new construction within the Historic District shall be compatible with the collective characteristics of the structures located within the Historic District.

### **631.07 Adoption of Historic District.**

A. Action by the Historic Preservation Commission. Upon completing its public hearing on the Historic District application, the Historic Preservation Commission shall transmit its recommendation to the Planning and Zoning Commission.

1. The Historic Preservation Commission's recommendation shall include the reasons for approval or disapproval of the application, and shall give specific evidence and facts showing how the application meets or does not meet the Historic District designation criteria.

2. The recommendations of the Historic Preservation Commission may include reasonable additional conditions and/or modifications to the proposed district property boundaries as deemed necessary to promote the purpose of this District.

B. Action by the Planning and Zoning Commission. The Planning and Zoning Commission shall hold a public hearing to consider the Historic Preservation Commission's recommendations. Following conclusion of its public hearing, the Planning and Zoning Commission shall transmit its recommendation to City Council.

C. Action by the City Council. Following conclusion of its public hearing, the Council may approve the Historic District as recommended or in a modified form, stipulating those conditions it deems necessary to carry out the purpose of this District and this code. If the Historic District is approved, it shall be incorporated as part of the Zoning Map.

D. Approval and adoption by City Council. The supporting statements, design guidelines and documents submitted with the application for a Historic District shall be approved and adopted by the Council and included in the ordinance establishing the Historic District.

## Sedona - Land Development Code

### § 632 SU - SPECIAL USE DISTRICT.

**632.01 Purposes.** The Special Use District is intended to provide for development/redevelopment to achieve the following purposes:

A. To provide for a zone encompassing various types of land uses or a combination of uses through the adoption of a development plan and text materials, which set forth land use relationships and development standards.

B. To provide for buffering and compatible land uses between residential and commercial areas where the residential character of an area has changed or is changing or may experience potential noise and visual impacts from adjacent commercial or other more intensive uses. This district also provides a means to address compatibility and safety issues between residential uses and the highway corridors.

C. To provide opportunities for consolidation of properties to encourage and permit unified planning and compatibility of uses within the district and the existing anticipated development in the surrounding area. This district also provides a means to ensure that the land uses permitted by existing zoning on adjacent properties are not negatively impacted by the uses proposed in the development plan.

D. To evaluate creative development solutions that will enhance area character, address existing deficiencies and provide benefits to the area and/or community.

E. To address specific needs and benefits that are unique to each Special Planning Area described in the Sedona Community Plan. General community benefits that should be considered in all development proposals, as applicable, include, but are not limited to:

1. Pedestrian/bicycle pathways and linkages;
2. Undergrounding of overhead utility lines;
3. Preserving natural vegetation and open space;
4. Preserving scenic view corridors;
5. Preserving potential historic resources;

6. Inclusion of shuttle transit stops;

7. Tax revenue contributions that more than offset net impacts;

8. Buffering between residential and commercial uses;

9. Integrating residential units within commercial areas and areas to address other community housing needs;

10. Mitigation of impacts from non-conforming uses and opportunities to implement specific development and design standards for new development/re-development proposals.

### **632.02 Applicability.**

A. A Special Use District shall be developed according to the comprehensive and detailed development plans that include the locations of streets, utilities, lots, building sites, and other uses; site plans and floor plans for all buildings as intended to be located, constructed, used and related to each other; and detailed plans for other uses and improvement on the land as related to the buildings; include a program for provision, operation and maintenance of areas, facilities and improvements which will be for common use.

B. Special Use District zoning applications shall include a detailed description of specific community benefits and needs that will be realized with the application of the zoning district. Community benefits and needs, include, but are not limited to those described in the Sedona Community Plan.

The following are the general descriptions and needs and benefits for each Special Planning Area outlined in the Sedona Community Plan:

#### **1. Dry Creek Road.**

a. Area Description. General area either side of Dry Creek Road south of Kachina Drive and north of the existing highway commercial uses in the Dry Creek Focused Activity Center. Uses in this general area include an existing church, existing office complex, approved office uses, single-family residential uses, Sedona City Hall and bank. The Sedona Library and Charter School are also in the area. This area is currently zoned Office Professional, Single-Family Low Density Residential and Transitional.



## District Regulations

### b. Community Needs and Benefits.

Land uses in this area should compliment the nearby library, school, lodging, offices and city hall and should be residential in scale and enhance pedestrian mobility throughout the area. These uses should be consistent with community needs, benefits and neighborhood compatibility. Land uses and vehicular and pedestrian circulation improvements in this area may also reduce need for highway trips.

### c. Summary of Community/Area Needs.

i. Provide land uses that are complimentary to nearby lodging/Focused Activity Center, offices, library and city hall and that include pedestrian improvements that will enhance overall pedestrian mobility and therefore potentially reduce highway trips in the area.

ii. Provide land uses on a similar scale as residential uses in the immediate area.

iii. Provide land uses that are compatible with both existing residential and commercial uses in the area.

### d. Summary of Community/Area Benefits.

i. Opportunities to retain existing single-family structures for residential and nonresidential uses.

ii. Opportunities to provide bicycle/pedestrian connections between Navoti Drive and Dry Creek Road and the Library and SR 89A.

iii. Opportunities for potential future redevelopment options to provide alternative commercial access to the commercial area between Dry Creek Road and Roadrunner Drive.

iv. Opportunities to address housing needs described in the Housing Element.

## 2. Southwest Center.

a. Area Description. Includes the northern portion of the Southwest Center commercial area abutting existing multi-family and single-family residential uses. The existing area has developed with locally-owned/operated small-scale lodging, office and multi-family and service commercial uses. This area

currently serves as an appropriate buffer to the residential area. The area is currently zoned commercial.

### b. Community Needs and Benefits.

Maintenance of residential scale uses, including housing as an appropriate buffer to the adjacent residential area. Future development is encouraged to maintain similar uses as those existing in this area, including mixed uses, rather than the more intensive commercial uses that are otherwise permitted under current zoning.

### c. Summary of Community/Area Needs.

i. Maintain uses that create a good buffer to the adjacent residential area rather than the more intensive commercial uses that are permitted under current zoning.

ii. Maintain uses on a residential scale.

### d. Summary of Community/Area Benefits.

i. Opportunities to address housing needs described in the Housing Element.

ii. Opportunities to consolidate properties under unified planning.

## 3. Carol Canyon Drive/El Camino Road.

a. Area Description. Area generally west of El Camino Road and between El Camino Road and Deer Trail and Carol Canyon Drives and extending eastward directly adjacent to the existing commercial area. Includes existing churches and the Montessori School, single-family residential uses, and an undeveloped area east of Carol Canyon Drive. The area is zoned for single-family residential uses. Adjacent highway commercial uses west of Carol Canyon Drive are not well buffered from existing single-family uses. A nonconforming heavy commercial use also exists in the area west of El Camino Road.

### b. Community Needs and Benefits.

i. A road/pedestrian connection between El Camino Road and Carol Canyon Drive could also provide indirect access to the Arroyo Pinion signalized intersection. Parcel consolidation and site planning for the area is preferable to single-parcel development proposals. The existing residential area is

## Sedona - Land Development Code

poorly buffered from existing commercial uses and residential/commercial buffering would be a significant benefit to the area.

ii. The “Off-Highway Circulation Study (CH2MHill, 1997)” also recommends a road connection between Carol Canyon Drive and SR 89A via Lem Drive to provide an alternate access to the residential area served by Carol Canyon and Deer Trail Drives. Future uses in the undeveloped area east of Carol Canyon Drive should include consolidated site planning and retain the existing “knoll” behind the commercial area as a natural buffer. Future uses within this special planning area should also generate minimal traffic and be consistent with community needs, benefits, buffering between residential and commercial areas and be compatible with adjacent and nearby residences. Land uses should also be oriented to the needs of local residents and/or the surrounding area.

c. Summary of Community/Area Needs. Provide enhanced buffering and land uses that are compatible with both existing residential and commercial areas on a single-family residential scale, including strategic building and parking placement adjacent to the existing commercial area, placement of land uses compatible with both single-family and commercial areas, use of topographic changes, vegetative screening and other buffering techniques. Retain the existing “knoll” and natural vegetation east of Carol Canyon Drive. Provide uses that generate minimal traffic relative to the residential character of the area.

d. Summary of Community/Area Benefits.

i. Opportunity to preserve natural open space and topographic features.

ii. Opportunity to address housing needs described in the Housing Element.

iii. Opportunity for elimination of nonconforming uses.

iv. Opportunity to consolidate properties under unified planning.

v. Opportunity to provide road/pedestrian connections between Carol Canyon Drive and Arroyo Pinion Drive.

vi. Opportunity to provide for alternate connection to SR 89A from the single-family

residential areas served by Carol Canyon and Deer Trail Drives.

vii. Opportunity to preserve potential historic resources.

### 4. Rigby/Madole.

a. Area Description. General area between Tranquil Avenue and Madole Road, including Rigby Road. The area is currently developed with an existing mobile home park, office complex and propane gas company in a commercially-zoned area. The Rigby House, a potential historic landmark also includes a significant undeveloped area zoned for Single-Family Medium Density Residential uses. Re-development in this area is possible and past development occurred prior to the city's incorporation without consideration of compatibility of uses and appropriate site planning.

b. Community Needs and Benefits. The area within the existing commercial zoning district should be re-developed with uses that will create an attractive highway corridor in conjunction with retention of housing in this area. Since existing mobile home parks provide some of the most affordable housing options to low and moderate income households, re-development of this area should be considered in order to provide upgrades to current housing and/or site conditions if the re-development can ensure that the housing units are affordable to low and moderate income households. Redevelopment of housing units on a single-family residential scale is an important consideration in this area. Land uses should be consistent with community needs and benefits, provide a good buffer to residential uses and be compatible with surrounding neighborhoods.

c. Summary of Community/Area Needs.

i. Preservation of a potential historic landmark (Rigby house).

ii. Re-development of the existing commercial area, including uses that can meet the needs of local residents, that enhance the highway corridor and are minimal traffic generators relative to commercial uses in general, that don't require high volume highway exposure.

iii. Re-development of the existing mobile home park should include a plan to construct a similar number of housing units on a single-family

## District Regulations

residential scale that are affordable to low and moderate income households.

iv. Provide enhanced buffering to existing single-family residential uses.

v. Provide alternate access to Andante Drive.

d. Summary of Community/Area Benefits.

i. Opportunities to address housing needs described in the Housing Element.

ii. Opportunities to provide road connections between Madole and Andante Drives and potential link to Safeway Plaza.

iii. Opportunities to limit highway access, consolidation of curb cuts - ideally right-in/right-out turning movements only except for street access points.

iv. Opportunities to enhance the highway corridor through re-development.

v. Opportunities to consolidate properties under unified planning.

vi. Opportunity to contribute to potential future traffic signal at Andante Drive.

5. Shelby Drive.

a. Area Description and Status.  
This area is situated along the west side of Shelby Drive, across from the Sunset Mobile Home Park. Community benefits included road connections between Roadrunner and/or Whippet Way and Shelby and consolidated site planning. Approved uses include lodging, adjacent to the existing commercial area (Focused Activity Center), multi-family and single-family uses. In 1998, the Fairfield Development was approved on this 20-acre site including 72 timeshare units, 64 apartment units and 16 single-family units and providing the needed road connections. The entire area is zoned Planned Development.

6. AAA.

a. Area Description and Status.  
Depicts existing uses including mini storage and recycling center, offices and USFS trailhead in AAA Industrial Park

area. The area is zoned Planned Development, Office Professional and Commercial.

7. Goodrow.

a. Area Description. On both sides of Goodrow Lane between Rodeo Road and the commercial areas to the west and east. The area is currently developed with large lot single-family residential parcels and is zoned Single-Family Medium Density Residential.

b. Community Needs and Benefits.  
A road connection between Goodrow Lane and Rodeo Road is recommended in the Off-Highway Circulation Study to facilitate access to a signalized intersection for the residential area. This connection should be provided prior to the location of alternative land uses in this area. There may also be opportunities to address community housing needs and provide a buffer between commercial and residential uses. Consolidated site planning, uses on a single-family residential scale or the use of existing residential structures and significant buffering to the residential area to the north are additional considerations for this area. Future uses should be consistent with community needs, benefits and neighborhood compatibility.

c. Summary of Community/Area Needs.

i. Provide road connection between Rodeo Road and Goodrow Lane to provide signalized access for area residents.

ii. Provide enhanced buffering and land uses that are compatible with both existing residential and commercial areas on a single-family residential scale, including strategic building and parking placement adjacent to the existing commercial area, placement of land uses compatible with both single-family and commercial areas, use of topographic changes, vegetative screening and other buffering techniques.

d. Summary of Community/Area Benefits.

i. Opportunities to address community housing needs described in the Housing Element.

ii. Opportunity to consolidate properties under unified planning.

## Sedona - Land Development Code

iii. Opportunities to retain existing single-family residential structures for residential and non-residential uses.

### 8. Grasshopper Flat.

a. Area Description. General area between Northview Road and Saddlerock Circle. The existing, adjacent commercially-zoned area is currently one lot in depth from SR 89A. Existing uses in this Special Planning Area include office, day care, church, school, multi-family, lodging, high and medium density single-family residential and potential historic structures. The area is largely built out. Existing zoning in the area includes, Single-Family Medium and High Density Residential, Medium Density Multi-Family, Office Professional, Commercial and Transitional. Adjacent highway commercial uses are not well buffered from existing single-family residential uses.

#### b. Community Needs and Benefits.

i. A variety of uses, many of them “grandfathered” have developed over time in this area. The character of the area has thus changed from that of a traditional residential neighborhood to one that has a mixed use character. Due to the fact that the existing commercially-zoned area is only 1 lot in depth from the highway, opportunities for alternate commercial access, parking and elimination of some direct highway access could be realized through re-development in this area. This concept was strongly supported in the Phase One West Sedona Commercial Corridor Study.

ii. The Highway Corridor Assessment (CH2MHill, adopted May, 1997) also recommends the eventual elimination of Birch Boulevard, Inspirational Drive and View Drive intersections with SR 89A to eliminate left turn conflicts and improve traffic operations on the highway. Connections between Northview Drive and these streets would have to be made to facilitate access to a signalized intersection (Northview) from this neighborhood.

iii. Re-development in the area could help resolve highway congestion problems, providing road/bike/pedestrian connections that would enhance accessibility to a controlled intersection, provide better commercial area access and eliminate highway-turning conflicts. Enhanced buffering between commercial and residential areas would also minimize incompatible characteristics between uses. There are also opportunities to address housing needs described in the Housing Element.

iv. This area should be developed with single-family residential scale uses, low traffic generators and utilize existing structures where appropriate to maintain neighborhood integrity. Land uses should be consistent with community needs, benefits and neighborhood compatibility and be oriented primarily to the needs of local residents and/or the surrounding area.

v. Given the small existing parcel sizes in this area, consolidation of parcels would be a major benefit to ensure unified planning and to ensure that needed infrastructure improvements can be made.

#### c. Summary of Community/Area Needs.

i. Provide enhanced buffering and land uses that are compatible with both existing residential and commercial areas on a single-family residential scale, including strategic building and parking placement, placement of land uses compatible with both single-family and commercial areas, vegetative screening and other buffering techniques.

ii. Provide uses that generate minimal traffic relative to the residential character of the area.

iii. Provide residential area access to a signalized intersection.

#### d. Summary of Community/Area Benefits.

i. Opportunities for alternate access to adjacent commercial area.

ii. Opportunities for road, pedestrian/bicycle connections.

iii. Opportunities to address housing needs described in the Housing Element.

iv. Opportunities to retain existing single-family residential structures for residential and non-residential uses.

v. Opportunity to consolidate properties under unified planning.

vi. Opportunity to eliminate nonconforming uses.

## District Regulations

vii. Opportunity to preserve historic resources.

### 9. Airport Road/Elks Lodge.

a. Area Description. Encompasses the general area around the existing Elks Lodge including residential parcels, older structures and historic cemetery. Existing zoning is Single-Family Medium Density Residential.

b. Community Needs and Benefits. Potential preservation of historic resources, including an existing cemetery. There are also opportunities for buffering between commercial and residential uses. Potential future re-development in the area with a 4-way intersection at Soldier Pass Road and a signalized connection to Saddlerock Subdivision would be major benefits in the general area. Land uses should be consistent with community needs, benefits and neighborhood compatibility.

c. Summary of Community/Area Needs. Preservation of potential historic resources.

d. Summary of Community/Area Benefits.

i. Opportunities for enhanced buffering between commercial and residential uses.

ii. Opportunities to retain existing single-family residential structures for residential and non-residential uses.

iii. Opportunity to consolidate properties under unified planning.

iv. Opportunity to provide a 4-way intersection at Soldier Pass Road and a signalized connection to Saddlerock Subdivision.

### 10. Sombart Lane.

a. Area Description. General area between the existing highway commercial area along SR 179 and the USFS Munds Mountain Wilderness boundary/eastern city limits and between Highland Road and Canyon Drive. Includes existing multi-family, single-family residential and commercial uses in an area currently zoned for both commercial and residential uses. The area has historically developed with multi-family uses within the commercially-zoned area and with commercial uses within the area zoned for single-family residential. A USFS

trailhead is also located in the area. The area is currently zoned for Single-Family Low Density Residential, Multi-Family Medium Density Residential (RM-1 and PRD) and Commercial.

### b. Community Needs and Benefits.

i. Provides an opportunity to address the National Forest/wilderness/trail head urban interface with buffering/retention of open space as part of coordinated site planning and encourages uses that may be more appropriate for this mixed use area off the highway. Appropriate steps should be taken to address issues of the urban - USFS wilderness interface including control and design of access, on properties adjacent to the USFS wilderness. Retention of existing multi-family residential and opportunity to address community housing needs is encouraged. Good pedestrian links to commercial uses could discourage additional vehicular activity.

ii. Uses should generally include low traffic generation relative to existing zoning in the area to reduce highway traffic congestion. There is no signalized access to the highway from this area.

iii. Through coordinated site-planning, future development in the area should provide substantial buffers to adjacent residential areas and wilderness. Good pedestrian linkages to the commercial areas and trailhead is encouraged. Uses should be single-family residential in scale and enhance pedestrian mobility throughout the area. These uses should be consistent with community needs, benefits and neighborhood compatibility. Land uses and pedestrian circulation improvements in this area may also reduce need for highway trips.

### c. Summary of Community/Area Needs.

i. Provide uses that generate minimal traffic relative to the existing zoning in the area.

ii. Provide pedestrian improvements that will enhance overall pedestrian mobility and potential reduction of highway trips for the area.

iii. Provide land uses on a similar scale as single-family residential uses in the immediate area.

iv. Provide substantial buffering to existing residences.

## Sedona - Land Development Code

v. Provide appropriate buffering to the adjacent wilderness area.

d. Summary of Community/Area Benefits.

i. Opportunity to address the National Forest/wilderness/trail head urban interface with retention of open space and control and design of access as part of coordinated site planning.

ii. Opportunities to address housing needs described in the Housing Element.

iii. Opportunity to consolidate properties under unified planning.

11. Schnebly Hill Road.

a. Area Description. General area between Schnebly Hill Road and Oak Creek, adjacent to existing commercial area and SR 179 to the south. Also includes a smaller area south and east of Schnebly Hill Road. Uses in the general area north of Schnebly Hill Road include existing mobile home/RV park and religious institution and existing and undeveloped single-family residential properties. The existing mobile home/RV park includes 56 spaces to be used for residential occupancy and 28 spaces to be used for RV's. Uses in the general area south of Schnebly Hill Road include historic landmarks. Existing zoning north of Schnebly Hill Road is Single-Family Medium and Low Density Residential. Zoning south of Schnebly Hill Road is Transitional (previously rezoned to retain historic landmarks within this Special Planning Area).

b. Community Needs and Benefits.

i. Since existing mobile home parks generally provide some of the most affordable housing options for low and moderate income households, retention of this housing is important.

ii. Existing single-family units should be retained and/or re-developed on a single-family residential scale. No housing units should remain in floodway areas if this mobile home/RV park is re-developed. Preservation of large parcels and lower densities to retain the distinctive historic ranch-style character of the area is important as well as enhanced buffering to existing, adjacent single-family residential uses. Opportunities to minimize traffic impacts to Schnebly Hill Road and to address substandard access issues should also be

considered in conjunction with the evaluation of uses in this area. Potential pedestrian links to nearby commercial areas should also be provided.

iii. Land uses in this area should be consistent with community needs, benefits and neighborhood compatibility.

c. Summary of Community/Area Needs.

i. Preserve/create large parcels and lower densities relative to existing zoning to retain the distinctive historic ranch-style character of the area and to reduce traffic impacts to Schnebly Hill Road.

ii. Provide pedestrian improvements that can provide access to the nearby commercial area.

iii. Provide uses that generate minimal traffic relative to the residential character of the area.

iv. Provide land uses on a similar scale as single-family residential uses in the immediate area.

v. Retain housing currently provided in the existing mobile home park. If redeveloped, a plan should be included to construct a similar number of housing units on a single-family residential scale that are affordable to low and moderate income households.

d. Summary of Community/Area Benefits.

i. Opportunity to locate housing units out of floodway areas if the mobile home/RV park is re-developed.

ii. Opportunity to retain existing single-family structures.

iii. Opportunity to preserve natural open space and vegetation.

iv. Opportunities to preserve potential historic resources.

v. Opportunity to consolidate properties under unified planning.

## District Regulations

### 12. SR 89A.

a. Area Description. This includes areas adjacent to SR 89A. Of particular importance is the area north and south of and along the highway east of Airport Road and a small area near Juniper Drive. This area currently consists of undeveloped land between existing churches and the highway, a previously-approved office project and “Real Estate Central”, an established use. This area is considered as a high visual impact area, as described in the West Sedona Commercial Corridor Study. Existing zoning includes Office Professional, Open Space and Single-family Medium Density Residential.

#### b. Community Needs and Benefits.

i. The visual integrity of the highway corridor is the most important consideration. The area east of Airport Road is particularly visually sensitive. The focus should be to provide a foreground fitting the open space character of the forest and the views beyond. Significant retention of open space is therefore essential.

ii. All uses should be low traffic generators relative to current zoning, single-family residential in scale and enhance overall pedestrian mobility. Significant on-site retention of natural vegetation/open space, view preservation and minimal building and pavement coverage is essential. Land uses should be consistent with community needs, benefits and be compatible with surrounding uses. Direct access to the highway is discouraged where alternative access is available or can be provided.

#### c. Summary of Community/Area Needs.

i. Maintain the visual integrity of the highway corridor.

ii. East of Airport Road, provide a foreground fitting the open space character of the forest and the views beyond.

iii. Provide significant on-site retention of natural vegetation and open space.

iv. Provide uses that generate minimal traffic relative to the existing zoning in the area.

v. Provide significant buffering from the highway right-of-way, utilizing open space, vegetation and/or topography.

vi. Provide land uses on a single-family residential scale.

#### d. Summary of Community/Area Benefits.

i. Opportunity to create pedestrian-oriented projects that can help reduce pavement coverage.

ii. Opportunity to consolidate properties under unified planning.

iii. Opportunity to address National Forest urban interface issues with retention of open space and control and design of access.

### 13. Uptown.

a. Area Description. The area between Van Deren and Smith Roads from Forest Road north to Mesquite Avenue and the area between Price and Wilson Roads from Mesquite Avenue to Schnebly Road. Existing uses include, single-family, multi-family, offices, publishing, and parking. Existing zoning includes Office Professional, Transitional, Multi-family High Density Residential and Single-family High Density Residential.

b. Community Needs and Benefits.  
The primary focus of this area is to retain the existing area's small-town historic character and small-scale buildings. Retention of mixed housing types and densities and other opportunities to address community housing needs is an added benefit. Uses should be single-family residential in scale and enhance overall pedestrian mobility wherever possible. Land uses should also generate minimal traffic relative to existing zoning in the area, be consistent with community needs and benefits and be compatible with the neighborhood. The ability to apply Main Street building design goals in this area could be an added benefit.

#### c. Summary of Community/Area Needs.

i. Retain the area's small-town historic character and small-scale buildings.

ii. Retain a mix of housing types and densities in the area.

iii. Provide land uses on a single-family residential scale.

## Sedona - Land Development Code

iv. Provide land uses that generate minimal traffic relative to existing zoning.

d. Summary of Community/Area Benefits.

i. Opportunities to implement Main Street building design goals.

ii. Opportunities to enhance pedestrian mobility.

iii. Opportunities to retain existing residential structures for residential and non-residential uses.

C. For the purposes of these regulations, a Special Use District shall apply to:

1. Land identified in the Sedona Community Plan as a Special Planning Area.

2. Land under unified control to be planned and developed as a whole.

3. A single development operation or phased series of development operations.

4. Principal and accessory structures and uses substantially related to the character and purpose of the District.

### **632.03 Use Regulations.**

A. Permitted Uses and Structures. Uses proposed in the Special Use District shall be identified in the development plan. Permitted uses and densities for a specific rezoning application shall be determined at the time the rezoning is approved. Uses and densities approved in accordance with this section shall not be changed unless the ordinance approving such uses is amended.

1. Uses approved shall be compatible with the surrounding area.

2. Uses and densities shall be consistent with the land use categories of the Sedona Community Plan, dependent upon consistency with community needs, benefits and neighborhood compatibility.

3. Existing land uses shall either be incorporated into the development plan or terminated in

accordance with a specific abatement schedule submitted and approved as part of the development plan.

4. Uses may be specifically and selectively permitted according to type and size only when integrated by design as an essential element of the development and only in an area approved.

5. Home occupations subject to the following conditions:

a. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.

b. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, and the like).

c. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation.

d. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.

e. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.

f. The total useable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed 25% of the gross floor area on the site.

g. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.

h. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.

i. No smoke, odor, liquid or solid waste shall be emitted.



## District Regulations

j. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.

6. Accessory uses and structures incidental to permitted uses, as depicted on the approved development plan.

**B. Uses Subject to a Conditional Use Permit.**

1. Model homes.

2. Subdivision sales offices in permanent structures.

3. Public utility and public service substations, pumping plants, and similar installations.

**C. Uses Subject to Temporary Use Permit.** Any temporary uses as prescribed in § 407.

**D.** Rentals of any residential dwelling unit for periods of less than 30 consecutive days are prohibited.

### **632.04 Property Development Standards.**

**A.** Development within Special Use Districts shall be designed and developed in a manner compatible with the recommendations of the Sedona Community Plan and in a manner compatible with and complimentary to existing and potential development in the immediate vicinity of the project site.

**B.** Site planning on the perimeter of the project shall provide for the protection of the surrounding areas from potentially adverse influences within the development, including flooding, erosion, subsidence or sloping of the soil or other dangers, annoyances or inconveniences. Condition of the soil, ground water level, drainage and topography shall be appropriate to both kind and pattern of use intended.

**C.** The number of dwelling units shall be determined by City Council and shall not exceed the density ranges provided in the Sedona Community Plan based on consistency with community needs, benefits and neighborhood compatibility.

**D.** The following specific site development requirements shall apply to Specific Use Districts. Modifications to these requirements may be approved to provide for a particular community benefit that cannot otherwise be provided (such as preservation of a historic landmark).

1. Yard requirements shall be designated on the development plan. Yard requirements for Special Use Districts shall be based on the requirements of the residential or commercial zoning districts most similar in nature and function to the proposed use(s). Modifications to these requirements may be considered. The following are examples of possible modification considerations:

a. Reduction in yard requirements between residential and non-residential uses if both are part of the same rezoning application and development plan.

b. Reduction in front yards to accommodate parking in the rear of a lot.

c. Reduction in yard requirements for proposed non-residential uses adjacent to existing non-residential uses.

2. All buildings, structures, walls and fences shall comply with the height and screening provisions of Article 9.

3. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

4. Trees shall be preserved and planted to comply with the provisions of Article 9.

5. Outdoor lighting shall comply with the provisions of Article 9.

6. Maximum lot coverage shall be designated on the development plan. Maximum lot coverage for Special Use Districts shall be based on the regulations of the residential or commercial zoning districts most similar in nature and function to the proposed use(s).

7. Existing, contiguous commercially zoned parcels may be integrated into a common development plan and included as part of the Special Use District application if consistent with the Sedona Community Plan

8. The number of required parking spaces shall comply with the provisions of Article 9.

9. Signs shall comply with the provisions of Article 11.

10. Accessory uses and structures shall be located as specified on the approved development plan.

## Sedona - Land Development Code

Accessory structures shall meet all of the setbacks for site development as specified in Article 9.

E. Spacing between buildings shall be at least 10 feet. This requirement may be reduced if buildings are designated as historic landmarks and/or the retention of existing buildings in their current location is considered a benefit relative to the character of the area, providing that fire and building codes will permit the reduction.

F. Development shall relate harmoniously to the topography of the site, shall make suitable provision for the preservation of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas and shall be designed to use and retain these natural features and amenities to the best advantage.

G. The placement of existing above-ground utilities under-ground will be considered a community benefit for consideration of rezoning.

H. The provisions of Article 10 (Design Standards) shall apply as administered through the Development Review process of § 401. This requirement may be modified if structures are designated as historic landmarks and/or the retention of existing design aspects is considered a benefit relative to the character of the area.

### **632.05 Approvals Required.**

A. Prior to the construction of physical improvements and the issuance of building permits, Council approval of rezoning shall be obtained as specified in § 400 and Single-Family Residential Review is required for single-family uses, as outlined in § 403. Where required, Development Review approval shall be obtained as specified in § 401, conditional use permits shall be obtained as specified in § 402, and temporary use permits as specified in § 407.

B. All Special Use District rezoning applications are subject to the provisions of § 400 and are considered as conditional rezoning applications as specified in § 400. In addition to the application submittal requirements set forth in § 400, all Special Use District rezoning applications shall include the following items, except that submission of specific items may be waived by the Director if determined to be inapplicable. It is not, however, the intent to require the applicant to duplicate information otherwise required. The information requested by this section, and as required by other applicable codes and ordinances, may be combined into 1 or more maps or plans, provided that the combined maps or plans adequately

depict the required information. All submittals shall be presented on plan sheets at the size and scale as determined by the Director. The application shall contain at a minimum, the following documents to identify the project and to assist in the evaluation of the development's sensitivity to the natural environment:

1. A cover letter or written report describing the overall project including:

a. Provisions addressing specific community benefits and needs that would be realized by the rezoning as described in the Sedona Community Plan.

b. Indicate how the proposed development complies with applicable Sedona Community Plan recommendations.

c. Identify proposed land uses and residential densities.

d. Identify pedestrian paths and open spaces.

e. Describe architectural style, its compatibility within its context areas, building materials, and colors.

f. Describe site planning considerations (including treatment of parking), exterior lighting and landscaping elements to be used in the overall development of the property.

2. A topographic map with a minimum 2-foot contour, or at such other intervals as approved by the Director.

3. A map (at a minimum scale of 1":10' for that portion of the lot within 30 feet of the building or structure) identifying the following as applicable:

a. All trees over 2" DBH, indicating canopy size and species, and indicating those trees to be removed.

b. All natural topography features such as watercourses, rock outcrops, native vegetation and tree.

c. A map identifying areas of existing man-made scarring.

## District Regulations

4. In areas with a slope greater than 30%, a soil and geology report identifying areas of unstable slopes, but only if actual construction will occur in the 30+ % slope areas.

5. A plan identifying all existing structures and proposed structures.

6. A grading plan indicating all areas to be graded, including driveways and streets, and a drainage study.

7. Samples of all proposed exterior paints or stains with LRV (Light Reflectance Value) indicated, and samples of roof and exterior materials.

8. Drawings showing provisions for mechanical equipment screening.

9. Information relating to the application of alternate standards, if proposed, as discussed in § 905.

10. A development plan showing the proposed configuration, size in acres, number of residential units or non-residential square footage of proposed buildings and underlying zoning categories for each use. Proposed uses shall be identified on the development plan.

11. Master Sign Plan – see Article 11, Sign Regulations.

12. Complete Lighting Plan – see § 911.

13. A development phasing map and proposed timing schedule delineating the configuration, size in acres and general sequence of development and dedication.

14. A circulation plan map delineating the location and classification of all major public or private streets and rights-of-way, all required public parking areas, pedestrian ways, trails and bikeways within 500 feet from the property boundary.

15. A context map which clearly portrays any unusual visual features on or within 500 feet from the property boundary.

16. Graphic materials drawn to scale, illustrating all existing and proposed new site improvements and existing site conditions (topography), landscaping, signage and building elevations accurately depicting the appearances of the property and all site improvements upon

completion. These materials will include a context plan which includes an existing conditions analysis and a Conceptual Site Plan, as described in Article 2 “Definitions”. Required submittal materials are also identified in the adopted Design Standards of Article 10. The number of copies required will be determined by the Director. This item may be waived by the Director if determined not to be applicable to the request.

17. Public safety (police and fire protection) considerations.

18. Any other information required by the Director, such as a slope analysis, to ensure that the purpose of this section is satisfied.

**632.06 Adoption of Development Plan.** The development plan and supporting statements and documents submitted with the application for a Special Use District shall be approved and adopted by the Council and included in the ordinance establishing the Special Use District. All development within the Special Use District shall comply with the development plans as approved and adopted by the Council.

A. Action by the Commission. Upon completing its public hearing on the Special Use District application, the Commission shall transmit its recommendation to the Council.

1. The recommendation of the Commission shall include the reasons for approval or disapproval of the application, and if recommended for approval shall give specific evidence and facts showing that the application meets with the following:

a. That the development at the location proposed is generally consistent with the Sedona Community Plan or specific plan for the area.

b. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

c. That the development will promote or preserve environmental quality and conserve energy usage and energy resources, including the protection of adequate sunlight for use of solar energy systems.

## Sedona - Land Development Code

d. That the development provides specified community benefits and meets community needs as provided in the Sedona Community Plan.

2. The recommendations of the Commission may include reasonable additional conditions and/or modifications to established property development standards as deemed necessary to promote the purpose of this district and this code.

B. Action by the City Council. Following conclusion of its public hearing, the Council may approve the Special Use District as recommended by the Commission or in a modified form, stipulating those conditions it deems necessary to carry out the purpose of this district and this code. If the Special Use District is approved, it shall be incorporated as part of the zoning map.

1. The Council shall include the reasons for approval or disapproval of the application and shall give specific evidence and facts showing that the application meets with the following:

a. That the development at the location proposed is generally consistent with the Sedona Community Plan or specific plan for the area.

b. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

c. That the development will promote or preserve environmental quality and conserve energy usage and energy resources, including the protection of adequate sunlight for use of solar energy systems.

d. That the development provides specified community benefits and meets community needs as provided in the Sedona Community Plan.

C. The Planning and Zoning Commission or the City Council may require such modifications of the development plan, or attach such conditions of approval, as are necessary to satisfy the recommendations of the Sedona Community Plan or of this Article.

**632.07 Amendments to the Development Plan.** Any amendments to the approved plans shall be accomplished in the same manner as the original rezoning application procedure as prescribed in § 400 with the exception of minor amendments as specified below. The following procedure

shall be followed for any amendment to a Special Use District development, including amendments to a development phasing schedule.

### A. Major Amendments.

1. An applicant or his successors in interest may file a request for a major amendment with the Director.

2. The change will be deemed major if it involves any 1 of the following:

a. An increase in the approved totals of dwelling units or gross leasable area for the Special Use District.

b. A change in the approved uses for the District.

c. A significant change in the zoning district boundaries as determined by the Director, from those approved for the Special Use District.

d. Any change that could have significant impact on areas adjoining the Special Use District as determined by the Director.

e. Any change that could have a significant traffic impact on roadways adjacent or external to the Special Use District as determined by the Director.

3. The Director will bring the major amendment before the Commission and the Council and will submit background material and recommendations.

### B. Minor Amendments.

1. A Special Use District applicant or his successors in interest may file a request for a minor amendment with the Director.

2. The request will be routed for comment to any affected city departments or other agencies.

3. Upon receipt of comments, the Director will determine whether the requested change is minor or major.

4. If the requested change is determined to be minor, an amended plan shall be submitted for public record.

## **District Regulations**

C. Interpretations. In the event that it becomes necessary to interpret stipulations within the Special Use District, the Board of Adjustments shall hold a hearing and make such interpretations.

## **Sedona - Land Development Code**